



Western Road, Burnham-On-Crouch CM0 8JE  
£430,000

To view this property call  
01621 734300

**S J WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Situated ideally for the high street, shops, restaurants, yacht clubs, Burnhams picturesque river front and country park. The railway station linked to London Liverpool Street and all the other general amenities are within easy access.

This attractive looking character house is set over three floors, offering a wealth of extremely well presented accommodation throughout.

Commencing with a good size hallway, cloakroom/w/c, Kitchen/breakfast room, lovely size dining room great for entertaining and a generous lounge.

The second floor has one of the three exceptionally good size double bedrooms and a super size family bathroom.

The third floor has the remaining two bedrooms both of which are very good size double rooms.

**PLEASE NOTE** as well as being in very nice order throughout the property also has hot/cold air conditioning, a new Vaillant boiler fitted in 2022 with a ten year guarantee, updated consumer unit, repointing and flashing to the chimney and parapet wall.

Externally a good size private and established rear garden to enjoy, to the front its own parking, for one small vehicle and a low maintenance frontage.

### **Entrance porch/hallway.**

Entrance door to the hallway which has quality Heron Bone Amtico flooring which also runs into the cloakroom/w.c. Above head velux window, radiator and stairs to the first floor landing.

### **Cloakroom/w/c**

Above head velux window, close coupled w/c, hand wash basin with splash back tiling, down lighting and expel air.

### **Kitchen/breakfast room**

19'11 x 7'2

This along with all the rooms in the property is an excellent size, with a range of cream eye level units back tiling and underlighting, matching base units and drawer, two three quarter lit display cabinets and marble effect work surfaces over. Inset one and a half stainless steel sink, space for gas/electric oven,

plumbing for washing machine and dish washer, space for fridge/freezer and breakfast bar. Door and double glazed window to the side and a double glazed window to the rear, tiled floor and radiator.

### **Dining room**

13'3 x 13'3

This is a lovely size room and great for entertaining, quality Karndean wood effect flooring, radiator and a wall mounted Daikin air conditioning unit with hot and cold air. Bags of space for a good size family table and chairs, open fireplace with cast iron stove which could be used subject to inspection. Double glazed sash window to the rear and a generous built in understairs storage cupboard.

### **Lounge**

13'2 x 13'2

The quality fitted Karndean wood effect flooring runs from the dining room into this nice cosy room. Open fireplace that could subject to inspection have an open fire/log burner or gas fire and shelving to one side. Double glazed bay window to the front with white/shutter blinds and radiator.

### **Stairs to second floor landing.**

Double glazed window to the side, radiator and stairs to the third floor landing.

### **Principal bedroom**

13'3 x 13'10

As we have mentioned all the bedrooms are truly superb sizes and this being the main room, has plenty of space for free standing or fitted furniture. Double glazed bay window to the front with fitted white shutter/blinds, radiator and a wall mounted Daikin hot/cold air conditioning unit.

### **Bathroom**

13'10 x 8'9

The bathrooms are not as a rule measured but this is such a generous size. Panelled bath with taps/shower attachment and screen, close coupled w/c, pedestal hand wash basin, walk in shower cubicle. Built in linen cupboard, radiator, double glazed sash window to the rear and a double glazed window to the side.

### **Stairs to the third floor landing.**

### **Bedroom two.**

13'9 x 11'2

Once again bags of space for fitted or free standing bedroom furniture, original cast iron fireplace, white column style radiator and a double glazed sash window to the rear.

### **Bedroom Three.**

13 x 11

The third double room a built in cupboard/wardrobe, space for fitted or free standing furniture, white column style radiator and a double glazed sash window to the front.

### **Rear garden**

The property has a generous private rear garden which is well established with a variety of trees, shrubs and planted borders. There is a good size patio/entertaining area, neatly laid lawn and garden shed and an outside water tap, side access and gate to the front.

### **Frontage and drive**

The property has a low maintenance frontage with a brick boundary wall and mature hedging. To the side double wrought iron gates to a drive with enough space for a small car.



#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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