



Beech Close, Burnham-On-Crouch CM0 8DG
£320,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

situated on the Maple Leaf Estate which offers numerable short cuts to the high street, shops, restaurants, railway station linked to London Liverpool Street Station and the country park and marina.

This semi detached chalet originally three bedrooms and still offering the potential to reinstate the third ground floor bedroom.

Offering its new owners a vast amount of scope to improve to your own taste and requirements, along with potential to extend or add additional dormers (STP).

The ground floor has a good size porch and hallway offering scope to add a cloakroom/w/c, a large L shaped lounge with dining area, large kitchen/breakfast room which incorporates the original ground floor third bedroom and a good size double glazed conservatory.

The first floor offers two double bedrooms and a family bathroom.

Externally the property has a generous South facing rear garden and to the front a 38 ft x 31 ft frontage which could be adapted to offer parking for at least 4/5 cars, to a garage in a block of four.
NO ONWARD CHAIN.

Entrance porch

Double glazed door to a good size porch with double glazed door to the hallway. This along with the hallway offers potential to add a cloakroom/w/c.

Entrance hallway

Stairs to the first floor, radiator, large under stairs cupboard, window to the front. PLEASE NOTE there is a very large void from the landing to the hallway and neighbouring properties have added dormers to the front, making for an additional bedroom (STP).

Kitchen/breakfast room

17'8 x 8'6

PLEASE NOTE the breakfast area is the original third bedroom, this would of had a door from the hallway and could easily be reinstated to suit your requirements.

The kitchen has a range of oak fronted eye level units with back tiling, matching base units, drawers and work surfaces over. Inset sink, space for gas/electric oven, space for fridge/freezer and plumbing for a

washing machine, double glazed window and door to the side.

The breakfast area has matching units to the kitchen and a good size breakfast bar, radiator and a double glazed window to the front.

Lounge/dining room

16'1 x 11'9 d/r 9'8 x 7'8

This is a good size L shaped room with lounge having a double glazed window to the rear, television point and radiator. The dining area offers plenty of space for a good size family table and chairs, serving hatch to the kitchen and double glazed patio doors to the conservatory.

Conservatory

10'5 x 9'1

This is a good size, double glazed with a radiator and ceiling light/fan.

Landing

Loft access, linen cupboard with a wall mounted boiler for the hot water and heating(not tested).

Bedroom

12'3 x 10'2

Two double fitted wardrobes with above bridging cupboards to one wall, radiator and a double glazed window to the rear.

Bedroom

10'8 x 10'7

Eaves storage cupboard, double glazed window to the front and radiator.

Bathroom

Majority tiled walls and tiled flooring, oversize walk in shower cubicle, close coupled w/c, hand wash basin with double vanity cupboards below. Down light, expel air, radiator and a double glazed window to the front.

Rear garden south facing.

The garden is a good size and south facing, to enjoy those hot summer days. Mainly laid to lawn, with some planted borders plants and shrubs and close board fenced boundaries. There is a good size side access, potential (STP) 26 ft x 7'4 with water tap and gate to the front.

Frontage/parking & garage.

38 ft x 31 ft

The frontage is an excellent size currently laid to split level patio with a couple of small circular planting areas. PLEASE NOTE this space could easily be made into Parking for at least 4/5 vehicles, there is currently a parking space along with parking to the front of the garage.

The garage has an up and over door and is a block of four.



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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