



Best Drive, Burnham-On-Crouch CM0 8SD
£349,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located off Marsh Road on the Taylor Wimpey built homes development of Emberton Grange. Offering a number of short cuts into the high street, shops, restaurants, yacht clubs and riverfront with all other amenities easily accessible, including the train station linked to London Liverpool Street Station. The surrounding area offers some wonderful coastal and rural walks which are literally on your door step. The property is in a prime location on the development offering lovely views to the front across the green areas and fields.

This spacious two bedroom semi detached house offered with approximately 6 years building guarantee remaining. The ground floor has a good size lounge overlooking the green areas and fields, a very spacious kitchen/dining room backing the South facing garden and a cloakroom/w/c. The first floor has two large double bedrooms with an en-suite to the main bedroom and a family bathroom. Externally the property benefits from one of the larger gardens, which also benefits from being South facing. It also has its own drive for multiple vehicles with an EV point.

Storm porch

Storm porch to the entrance door.

Entrance hallway

Entrance door to the hallway which has quality fitted grey wood effect laminate flooring running throughout the ground floor. Cloak cupboard, stairs to the first floor landing and radiator.

Lounge

13'3 x 12'10

This is a nice size room with a feature wall, television point, radiator and wall mounted thermostatic control. Double glazed window to the front which looks on to the green area, dog walk and fields.

Inner hallway and cloakroom/w/c

5'7 x 4'5

Large under stairs storage cupboard.

The cloakroom has a pedestal hand wash basin, close coupled w/c, expel air, radiator and down lighting.

Kitchen/dining room

15'5 x 9'4

This is an excellent size and bright and airy facing South, with a modern range of blue eye level, matching base units and drawers with granite effect work surfaces over. Inset one and a half stainless steel sink, inset stainless steel gas hob, above stainless steel extractor and a AEG double built in fan oven. Integrated fridge/freezer, washing machine and dish washer.

The dining area has plenty of space for a table and chairs and has double glazed French doors with inset blinds to the South facing rear garden and a radiator.

Landing

Loft access.

Bedroom one en-suite

Both the bedrooms are excellent size double rooms and this has a double glazed window to the front, facing the green areas, dog walks and fields. Wall mounted thermostatic control, radiator, television point and recess for wardrobes.

En-suite Walk in shower cubicle, pedestal hand wash basin, close coupled w/c and expel air. Chrome heated towel rail, shaver point, part tiled walls and tiled flooring and a double glazed window to the front.

Bedroom two

15'5 x 8'4

A second large double bedroom, bright and airy facing the South facing rear garden, radiator and plenty of space for bedroom furniture.

Bathroom

Part tiled walls and tiled flooring, panelled bath with fitted shower and screen, close coupled w/c, expel air and a chrome heated towel rail.

South facing rear garden.

48 ft

The property has one of the larger gardens on the development commencing with a sun decked entertaining area. Water tap and side gate to the front, neatly laid lawn with close board fenced boundaries.

Own drive & EV point.

The property has its own drive for multiple vehicles and an EV charging point.

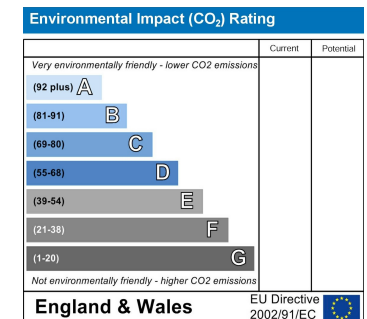
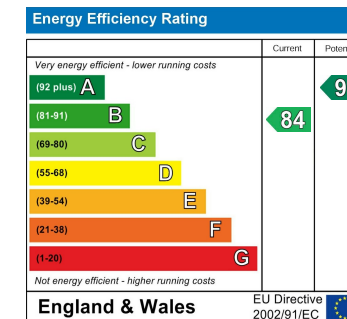
Front garden

The front garden has some planting, a path and the remaining frontage laid to stone.



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.



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Best Drive, Burnham-On-Crouch CM0 8SD
£349,995

To view this property call
01621 734300

S J WARREN
www.sjwarren.co.uk

