

# Cobbins Chase, Burnham-on-Crouch

CM0 8QF £600,000

CURTIS O'BOYLE

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Situated in a quiet and highly sought-after lane on the outskirts of Burnham-on-Crouch, this deceptively spacious detached bungalow occupies an impressive plot of approximately 0.18 of an acre and offers versatile, well-proportioned accommodation throughout.

The property is approached via a substantial paved driveway providing off-road parking for up to ten vehicles, in addition to a detached garage. The gardens wrap around the property from the side to a beautifully positioned south-facing rear aspect, offering excellent outdoor space with plenty of potential for landscaping and entertaining.

Internally, a generous entrance hall gives access to three double bedrooms, a family bathroom and a separate WC. The main living accommodation comprises a spacious lounge, a separate dining room and a double glazed conservatory enjoying attractive views over the rear garden. The fitted kitchen/diner provides ample space for everyday family living and is complemented by a useful adjoining utility room.

The bungalow benefits from oil-fired central heating and double glazing throughout. While the property would benefit from some modernisation and presents an excellent opportunity for buyers to personalise and enhance to their own taste.

Offered with an onward chain complete, this is a rare opportunity to acquire a substantial bungalow in a desirable setting, within easy reach of Burnham-on-Crouch's amenities, riverfront and transport links.

**ENTRANCE HALL** Double glazed entrance door and windows to side aspect, radiator, textured and coved ceiling.

**WC** Obscure double glazed window to side aspect, radiator, textured and coved ceiling with inset downlighters, tiled walls, tiled floor, close coupled WC, pedestal wash hand basin.

**BATHROOM** 9' 7" x 6' 8" (2.92m x 2.03m) Obscure double glazed window to side aspect, heated towel rail, textured and coved ceiling with inset downlighters, panelled bath, close coupled WC, bidet, vanity wash hand basin, tiled shower cubicle, tiled walls, tiled floor.

**BEDROOM ONE** 13' x 11' 5" (3.96m x 3.48m) Double glazed window to front aspect, radiator, textured and coved ceiling, fitted wardrobes.

**BEDROOM TWO** 12' 6" x 11' 5" (3.81m x 3.48m) Double glazed window to front aspect, radiator, texture and coved ceiling.

**BEDROOM THREE** 10' 7" x 9' 2" (3.23m x 2.79m) + wardrobe space. Double glazed window to side aspect, radiator, coved ceiling, fitted wardrobes.

**KITCHEN** 11' 10" x 9' 9" (3.61m x 2.97m) Double glazed window to side aspect, textured and coved ceiling with inset downlighters, range of fitted base and wall units, double bowl stainless steel sink unit inset into granite work tops with fluted drainer, built in electric oven and microwave, four ring hob with hood above, tall fridge, dishwasher, tiled walls and floor.

**UTILITY ROOM** 6' 5" x 4' 10" (1.96m x 1.47m) Double glazed door to side aspect, boiler cupboard housing oil fired boiler and hot water tank, tiled walls and floor, fitted base units, stainless steel sink unit with mixer tap inset into granite work tops, loft access.

**DINING ROOM** 11' x 9' 10" (3.35m x 3m) Double glazed window to rear aspect, radiator, textured and coved ceiling, arch to:

**LOUNGE** 19' 8" x 11' 2" (5.99m x 3.4m) Double glazed window to side aspect, textured and coved ceiling, fireplace, double glazed French doors to:

**CONSERVATORY** 11' 5" x 9' (3.48m x 2.74m) Double glazed to three aspects, double glazed French doors to rear garden.

**EXTERNAL** 0.18 Acre Plot Paved driveway for up to 10 cars leading to a DETACHED GARAGE, garden laid to lawn with various shrub beds.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



Awaiting EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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