



Orwell Way, Burnham-On-Crouch CM0 8TH
£320,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Located on the Maple Leaf estate which offers numerous short cuts to the high street, shops, restaurants, yacht clubs, marina and Burnhams beautiful country park.
All other amenities including the railway linked to London Liverpool Street Station, are easily accessible.

This three bedroom staggered terraced house has the added benefit of fronting onto the Greensward, offering lovely views and a safe environment for children to enjoy.
If you have dogs then a short stroll will take you onto the country park and river front.
Offered in very nice order throughout with a generous lounge, spacious and modern fitted kitchen and dining area, three good size bedrooms and a modern fitted bathroom.
Externally a good size rear garden, PLEASE NOTE gates can be added to the rear should you wish to drive into the garden hard standing.

Entrance porch

6'4 x 6'1
Double glazed entrance door and side screen window, PLEASE NOTE potentially plenty of space to add a cloakroom/w/c. Light window to the lounge and radiator.

Lounge

15'6 x 14'3
The lounge is a good size and nice bright and airy with views across the Greensward, newly laid carpet, two radiators one with a decorative cover. Television point, stairs to the first floor, understairs recess and a built in cupboard.

Kitchen and dining area

18'11 x 8'8
This is an excellent size room with a modern range of Duck Egg Blue eye level units and back tiling, matching base units with wood effect work surfaces over. Integral fridge/freezer, washing machine and dish washer, inset stainless steel sink and space for an electric/gas range. Down lighting, double glazed window to the rear and wood effect laminate flooring running throughout the room.
The dining area is a good size space with a continuation of the Duck Egg Blue eye level and base units with wood effect work surface over, to one wall. Plenty of space for a good size family table and chairs and double glazed double doors to the rear garden.

Landing

Linen cupboard, loft access and radiator.

Bedroom one

12'4 x 9'7
A good size double room with a double glazed window to the rear, radiator and space for free standing or fitted furniture.

Bedroom two

11'1 x 9'9
Another good size double with lovely views across the Greensward, radiator and double glazed window to the front.

Bedroom three

7'9 x 7'7
Double glazed window to the front overlooking the Greensward and radiator.

Bathroom

A very nicely fitted modern bathroom with majority tiled walls and tiled flooring Panelled shower bath with hand held and rain showers/screen, close coupled w/c, free standing circular sink with vanity surround drawers and shelves below. Down lighting, chrome heated towel rail and a double glazed window to the rear.

Rear garden

The rear garden is mainly laid to lawn split by a center path, patio area and close board fencing. PLEASE NOTE there were originally double gates to the rear opening onto a drive/parking, these could of course be reinstated.

AGENTS NOTE

PLEASE NOTE the property fronts the Greensward which offers a great outlook. Ideal for kids to lay safely and be watched, if you have dogs its just a short stroll to the Country Park and river front.



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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