



Leslie Park, Burnham-On-Crouch CM0 8SY  
£245,000

To view this property call  
01621 734300

SJ WARREN  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

---

Situated on the Leslie Park Estate which is located in a favourable part of the town. The location offers easy access to the High Street, shops, restaurants, Burnhams beautiful riverfront renown for its sailing, water sports and Royal Yacht Clubs.

IDEAL FIRST TIME PURCHASE, BUY TO LET, AIRBNB OR YOUR FOREVER HOME.

This two bedroom house offers on the ground floor a ground floor bedroom or reception room of choice, modern kitchen with breakfast bar and a lounge to the rear.

The first floor has a good size double bedroom and bathroom.

Externally the property has a lovely private rear garden, laid out for low maintenance and to enjoy. Also to the rear is the allocated parking and to the front a small but nicely landscaped garden with a built in to the property garden/storage cupboard.

### Entrance hallway.

Entrance door and double glazed window to the front with fitted blind to the hallway which has quality fitted wood effect laminate flooring which runs throughout the ground floor. Stairs to the first floor with under cupboard and radiator.

### Kitchen and breakfast bar

8'2 x 7'6

The kitchen has a range of modern white high gloss eye level units, matching base units with drawers and granite effect work surfaces over. Inset stainless steel sink, space for gas/electric oven, plumbing for washing machine space for a fridge/freezer. Open window to the lounge and a breakfast bar with stools.

### Lounge

13'3 x 8'6

Originally a conservatory but now the lounge, this is a good size room backing the secluded rear garden. Television point and two radiators.

### G/F bedroom two or reception room of choice.

8'2 x 7'6

This is a versatile room whether a ground floor bedroom or a reception room of your choice. Double glazed window to the front with fitted blind and radiator.

### Landing

Built in storage cupboard, linen cupboard with

shelving and boiler for hot water and heating(not tested). Loft access and a double glazed window to the rear.

### Bedroom one

11'4 x 9'8

A good size double bedroom with a built in cupboard, wood effect flooring, radiator and double glazed window to the front.

### Bathroom

Tiled flooring and walls, walk in shower cubicle, close coupled w/c, free standing hand wash basin with stand, shaver point, heated towel rail and double glazed window to the rear.

### Rear garden

The rear garden is a good size and nice and private, set up for low maintenance being part laid to Astro Turf. Raised decked sun terrace/entertaining area, close board fenced boundaries with a side gate to the rear allocated parking.

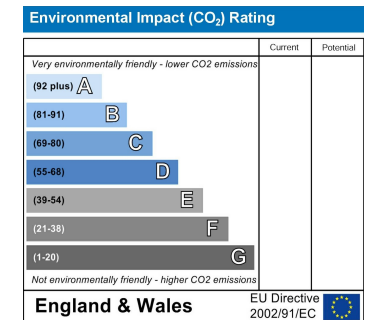
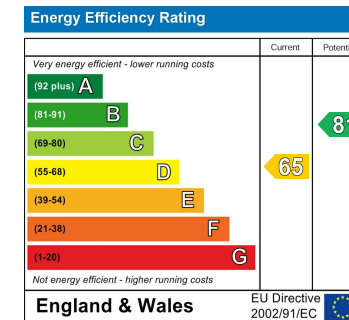
### Front garden

Nicely landscaped with decorative border and a path to the front door.



#### 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.

Leslie Park, Burnham-On-Crouch CM0 8SY  
£245,000

To view this property call  
01621 734300

SJ WARREN  
www.sjwarren.co.uk

