



Winstree Road, Burnham-On-Crouch CM0 8ET

Welcome to

Winstree Road, Burnham-On-Crouch

A BEAUTIFULLY PRESENTED HOME situated within a stone's throw of BURNHAM-ON-CROUCH TRAIN STATION as well a its wealth of amenities and ATTRACTIVE WATERFRONT, this well-proportioned property boasts THREE GENEROUS BEDROOMS as well as 80 FT SOUTH FACING GARDEN and ample driveway parking.



Entrance

Part glazed door to :-

Entrance Porch

Door to :-

Lounge Diner

22' 7" x 12' 1" (6.88m x 3.68m)

Double glazed UPVC windows to front and to rear overlooking the garden, centrepiece fireplace housing wood burner, stairs rising to first floor, radiator, doors to :-

Dining Room / Bedroom

17' 4" x 7' 9" (5.28m x 2.36m)

Double glazed UPVC window to front, radiator.

Kitchen

9' 8" x 7' 11" (2.95m x 2.41m)

Double glazed UPVC window and door to rear opening onto the garden, modern fitted kitchen comprising one and a half bowl sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units. Integrated fridge and dishwasher, space for cooker and washing machine.

First Floor

Landing

Loft access, airing cupboard housing gas boiler, doors to :-

Bedroom One

14' 11" x 8' 1" (4.55m x 2.46m)

Double glazed UPVC window to rear overlooking the garden, recessed storage area, radiator.

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

Double glazed UPVC window to rear overlooking the garden, built in cupboard, radiator.

Bedroom Three

11' 9" x 6' 10" (3.58m x 2.08m)

Double glazed UPVC window to front, radiator.

Shower Room

8' 3" x 6' 3" (2.51m x 1.91m)

Double glazed UPVC window to front, contemporary white suite comprising walk in double shower, low level WC and vanity basin.

Outside

Front

Forecourt driveway providing off road parking for several vehicles, power point.

Rear Garden

South facing and measuring in excess of 80 ft, the rear garden is enclosed by panel fence and predominantly laid to lawn with attractive mature flower and shrub borders, and patio seating area abutting the property. Large wooden shed to remain, outdoor tap, gated side access to passageway leading out to front of property.



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Welcome to

Winstree Road, Burnham-On-Crouch

- Three Generous Bedrooms
- Lounge Diner plus Additional Reception Room / Bedroom
- South Facing Garden in excess of 80 ft
- Forecourt Driveway
- Close to Station and Town Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104645 - 0006

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