

Hillside Road, Burnham-On-Crouch CM0 8EY

£499,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

GUIDE PRICE £499,995 - £515,000
Located in a very popular road which is ideally located to walk to the country park, riverfront and Burnhams vibrant high street.
The town offers an array of shops, restaurants, yacht clubs, a marina, both Sainsburys and a mini Tesco, two respected primary schools, secondary academy, doctors surgery and a railway link to London Liverpool Street Station.

Situated on a very generous plot and offering its new owners the opportunity, to alter and modernise to their own requirements.
This stand out detached two bedroom bungalow offers an entrance porch, large lounge, spacious kitchen/dining room, cloakroom/w/c, two double bedrooms, bathroom, rear lobby, lean to and an internal door to a 19'5 x 9'9 garage. (PLEASE NOTE) footing were originally put in place to build above the garage.
Externally the gardens wrap around the bungalow with the rear measuring 54 ft x 59 ft with a generous walled side access 49 ft x 11 ft and a gated and walled frontage including the driveway of 59 ft x 23 ft.
OFFERED WITH NO ONWARD CHAIN.

Entrance porch
Entrance door with a double glazed side screen window to a good size porch with built in cloaks cupboard.

Lounge
23 x 14'3
This is an excellent size room with dual double glazed windows to the front and a secondary double glazed window to the side. Feature fireplace gas fire, television point, two radiators and dual sliding windows to the kitchen.

Kitchen/dining room.
15'6 x 8'7
Another generous size room with the kitchen fitted with a range of oak fronted eye level units incorporating a double display cabinet with back tiling. Matching base units and drawers with work surfaces over, inset one and a half stainless steel sink, inset stainless steel gas hob with extractor and a built in oven. Integrated fridge, plumbing for a washing machine and a secondary double glazed window to the side.
The dining area offers plenty of space for a family table and chairs, dual sliding windows to the lounge, radiator and door to the rear lobby.

Rear lobby
The rear lobby gives access to the lean to, cloakroom/w/c and to the garage.

Cloakroom/w/c
Low level w/c.

Lean to
14'4 x 7'5
Lean to with radiator.

Inner hallway
Built in linen cupboard with lagged water tank and shelving, loft access. and radiator.

Bedroom one
13'9 x 10'4
Both the bedrooms are good size double rooms, built in cupboard/wardrobe, radiator, television point and a secondary double glazed window to the side.

Bedroom two
10'8 x 9'5
A second double room with a secondary double glazed window to the side, television point and radiator.

Bathroom
Panelled bath with above electric shower, pedestal hand wash basin, close coupled w/c, tiled walls, radiator and a secondary double glazed window to the rear.

Rear garden
The garden is an excellent size commencing with a large patio area which has a slab pathway and wrought iron gate to the front. The garden is well established with a variety of plants, shrubs and stocked borders, greenhouse and shed. Please note the garden runs alongside Park Drive and subject to a dropped kerb offers the potential to add an additional driveway. There is a second wide side access with a walled boundary and planted borders extending to the front garden and driveway.

Font garden, drive and garage.
The front garden is a good size and laid to lawn with planting, this potentially could be utilised to offer further parking if required. The remaining frontage is laid to a block Pavia driveway, leading to the garage which has an electric roller door, power, light and measures approximately 19'5 x 9'9.
The front boundary is walled with wrought iron double gates.





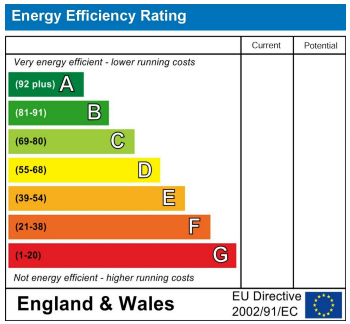


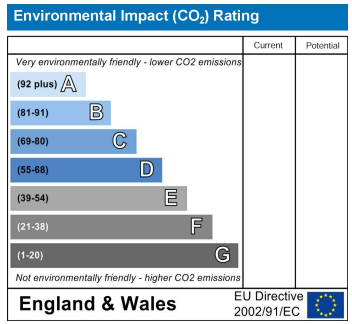
Hillside Road, Burnham-On-Crouch



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.





The Property Ombudsman

Referals

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.

Hillside Road, Burnham-On-Crouch CM0 8EY

£499,995

To view this property call

01621 734300

SJ WARREN
www.sjwarren.co.uk











