



Burnham Road, Mundon , CM9 6NP  
Price £425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED ON THE OUTSKIRTS OF THE IDYLIC VILLAGE OF MUNDON a rare opportunity has arisen to purchase this delightful and most individual two bedroom semi-detached house offering a wonderful blend of charm & character throughout. OFFERED FOR SALE WITH NO ONWARD CHAIN the property hosts a wealth of features to include the addition of a stunning conservatory to the rear overlooking the rear garden, Internally accommodation comprises of a cosy living room plus kitchen along with a ground floor bathroom. To the first floor are the aforementioned two bedrooms WITH COUNTRYSIDE VIEWS TO BOTH THE FRONT AND REAR ASPECTS. Externally the property boasts driveway providing off road parking plus garden measuring approx 57' depth x 54' max width. Awaiting EPC. Council Tax Band C.



**Bedroom 14'2 x 10'9 (4.32m x 3.28m)**

Double glazed window to front & side, radiator.

**Bedroom 10'1 x 8'2 (3.07m x 2.49m)**

Double glazed window to rear, radiator, walk in wardrobe with light, door to:

**En-Suite W.C**

Obscure double glazed window to rear, radiator, low level w.c, wash hand basin, walls tiled to half height.

**Landing**

Double glazed window to side, radiator, access to loft space, stairs leading down to ground floor.

**Hallway**

Double glazed window to front & side, entrance door, radiator, space for washing machine, storage cupboard.

**Bathroom**

Obscure double glazed window to side, towel radiator, low level w.c, wash hand basin with mixer tap, extractor fan, panelled bath with mixer tap & shower attachment, shower cubicle with wall mounted shower unit.

**Living Room 13' x 10'9 (3.96m x 3.28m)**

Double glazed windows to front & side, radiator, picture rail, feature fireplace.

**Kitchen 14'4 x 9'10 (4.37m x 3.00m)**

Double glazed window to rear & door to rear to conservatory, stairs rising to first floor, sink unit with mixer tap set into worksurfaces, built in oven, four ring hob & extractor hood, space for fridge/freezer, space for dishwasher, fitted base and wall mounted units, tiled splash backs, inset lighting to ceiling.

**Conservatory 11'1 x 11'11 (3.38m x 3.63m)**

French doors to side to garden, radiator.

**Rear/Side Garden approx 57' depth x 54' max width (approx 17.37m depth x 16.46m max width)**

Commencing with patio area, mainly laid to lawn, external oil fired boiler, front access gate.

**Frontage**

Double width driveway providing off road parking.

**Agents Note, Money Laundering & Referrals**

We are informed there is a shared water treatment plant that serves this property & the neighbouring property. These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor. Boundaries should be checked/clarified & confirmed via your legal representative.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

812 ft<sup>2</sup>  
75.6 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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