



Dunkirk Road, Burnham-On-Crouch CM0 8LG
£379,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located conveniently to walk into the high street which offers an array of shops, restaurant's, yacht clubs and of course Burnhams beautiful riverfront, renowned for its sailing and water sports. For your commuting needs the railway station linked to London Liverpool Street is along with general amenities easily accessible. PLEASE NOTE Burnham Primary School is in close proximity with an Ofsted rating of excellent.

This three bedroom extended semi detached family home commences on the ground floor with a full length storm porch with under lighting, hallway, cloakroom/w/c, kitchen, large lounge open plan to a superb extension dining room/reception room. The first floor offers three good size bedrooms and a family bathroom. Externally to enjoy those hot summer days a West facing garden and to the front a large driveway for a multitude of vehicles. Attached garage with electric roller door, power and light.

Storm porch

The storm porch extends across the front of the property and has down lighting.

Entrance hallway.

Double glazed entrance door and side screen window to the hallway, oak effect laminate flooring. Built in cloaks cupboard and stairs to the first floor and radiator.

Cloakroom/w/c

Tiled flooring, low level w/c, hand wash basin with double vanity cupboards below, radiator and a double glazed window to the front.

Kitchen

10'3 x 9'4

The kitchen is fitted with a modern range of white eye level units with back tiling, matching base units and drawers with marble effect work surfaces over. Inset one and a half stainless steel sink, inset stainless steel gas hob with above extractor, built in double oven, integrated dish washer, washing machine and space for fridge. Tiled flooring, radiator and a large walk in cupboard ideal for a freezer, storage/ larder and a double glazed window to the front.

Lounge

17'4 x 11'9

PLEASE NOTE the lounge which is an excellent size is open plan to the extension giving the versatility to use, as one exceptionally large room. Built in under stair storage cupboard housing the combination boiler for hot water and heating (not tested) television point and radiator.

Dining room /reception room.

14'8 x 8'3

As we have mentioned this room is open plan to the lounge and an excellent addition. A lovely bright and airy room from the two large velux ceiling windows with built in blinds, double glazed patio doors to the rear and radiator. Whether a super size dining room or a combined dining and summer room, a totally versatile space of your choice.

Landing

Bedroom one

12'1 x 10'1

A nice size double room with a range of fitted wardrobes to partially one wall, radiator and a double glazed window to the rear.

Bedroom two

Another nice size double room with a fitted double wardrobe, two single fitted wardrobes and above bridging cupboards, radiator and a double glazed window to the front.

Bedroom three

8'9 x 7'3

Double glazed window to the rear and radiator.

Bathroom

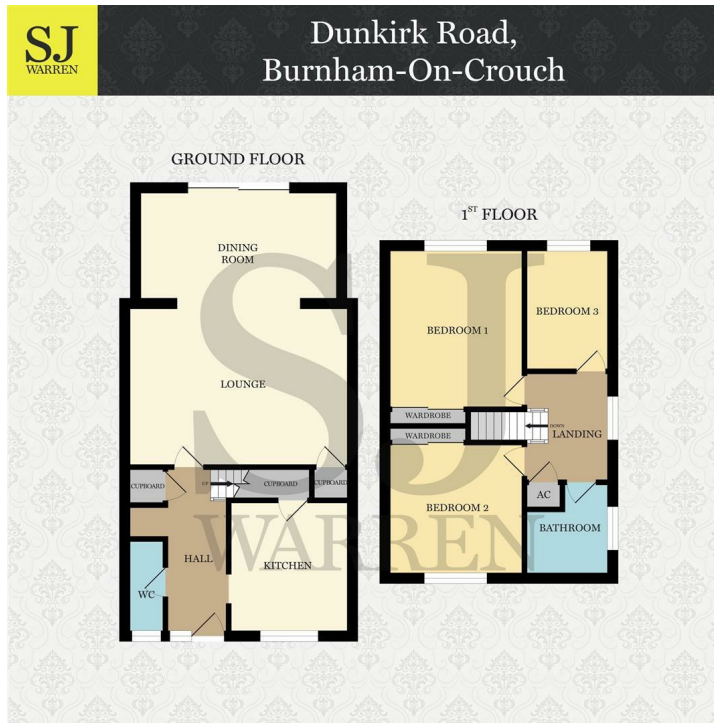
Tiled flooring, panelled bath with above fitted shower and screen, w/c and hand wash basin incorporated into a vanity surround with cupboards below. Part tiled walls, radiator and a double glazed window to the side.

West facing rear garden

The garden for those who enjoy the sun is West facing, commencing with a generous patio/entertaining arear. The garden is majority laid to lawn with some surrounding planting, close board fenced boundaries and conifer screening to the rear, courtesy door to the garage.

Driveway and garage

The property has a large block Paviour drive, offering parking for a multitude of vehicles and leading to the attached garage. The garage has an electric roller door, power and light.



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.

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		
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