



**ABSOLUTE**  
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



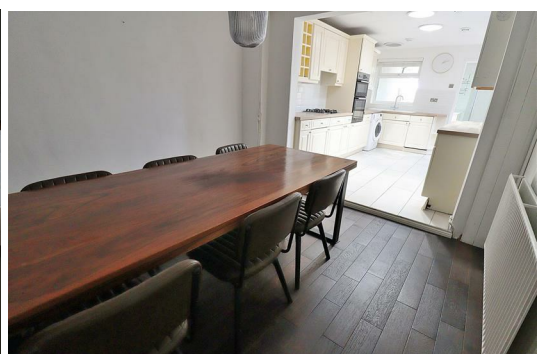
**14 Western Road, Burnham-On-Crouch  
CM0 8JE**

**£1,300 Per Month**

Absolute property are delighted to offer to let this attractive character cottage which has been significantly extended and improved, creating an impressive kitchen/dining space measuring in excess of 25ft.

Other benefits include double glazing throughout, gas central heating, two double bedrooms, rear garden measuring approx 90f with storage to rear and separate living room with log burner.

Available for immediate occupation. Call now for further details or to arrange a viewing.



# 14 Western Road, Burnham-On-Crouch CM0 8JE

## Lounge

10'2" x 11'7 (3.10m x 3.53m)

Through to UPVC front door you are welcomed into a warm and cosy cottage lounge which has been sympathetically modernised with wood laminate flooring, smooth painted walls and ceiling with spot lights, multi fuel burner with oak mantel, radiator, TV point, and UPVC sash window to the front. Following from this room-

## Dining Room

10'2" x 11'11 (3.10m x 3.63m)

Another comfortable living space which is open plan to the kitchen; the room offers solid wood floor, brick open fireplace, under stairs cupboard, smooth painted walls and ceiling with spotlights, and radiator.

## Kitchen

10'2" x 15'10" (3.10m x 4.83m)

A great entertainment space, spanning the width of the home and open plan to the dining area to create a large kitchen diner of 25ft. A selection of solid wood wall and base units with built in fridge and freezer, dishwasher, and washing machine. Four ring gas hob with inset single oven below and integrated extractor hood above, sink and a half with drainer, tiled floor and tile splash backs, and concealed combi boiler

## Bathroom

Off the kitchen, this family bathroom is a full three piece suite including a freestanding claw foot bath, close coupled WC, and pedestal basin. Tiled floor, and painted walls with smooth ceiling and spot lights, extractor fan, heated towel rail, and UPVC frosted window.

## Bedroom 1

11'6" x 11'7 (3.51m x 3.53m)

On the first floor: A front facing double bedroom which benefits from plenty of natural light from the large UPVC sash window. Carpeted, feature cast iron fireplace and breast, TV point, over stairs cupboard, radiator, and access to the loft.

## Bedroom 2

10'6" x 11'11 (3.20m x 3.63m)

Another excellent sized double bedroom, rear facing so enjoying views over the garden. Shabby Chic wood flooring, built in wardrobes, painted walls and smooth ceiling with spotlights, radiator, and UPVC window.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
45	55	C	B

Energy Efficiency Rating: 45 (Current), 55 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: C (Current), B (Potential)