



Southminster Road, Burnham-On-Crouch CM0 8QE  
Offers in excess of £425,000

To view this property call  
01621 734300

**S J WARREN**  
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## The accommodation comprises

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Located on the fringes of the town but still offering easy access to the high street, shops, restaurants, yacht clubs, marina/riverfront and the railway station with a link to London Liverpool Street Station.

This very eye appealing detached cottage style bungalow is being offered with NO ONWARD CHAIN and sits on a fantastic plot. If you enjoy your outside space, gardening and entertaining, then this is the property is the one for you. PLEASE NOTE the properties to either side have had extensions to the rear, making this a distinct possibility subject to planning consents.

The bungalow offers 2/3 bedrooms one currently used as a dining room, lounge, summer room, kitchen and a large side lobby/boot room.

The rear garden is in excess of 136 ft south facing, beautifully landscaped with an array of mature plants, shrubs, trees, summer house with power and light, a fantastic outside space and ideal for the keen gardeners.

To the front of the property there is a shingle drive with some planting which extends via a five bar gate by 66 ft x 8 ft to a detached garage.

### Storm porch

Storm porch to the main entrance door.

### Entrance hallway

Entrance door to the hallway which has a radiator and loft access.

### Lounge

13'4 x 10'5

White fireplace surround with an open fire, double glazed window to the side, television point and radiator.

### Dining room/potential bedroom 3

10'1 x 10'1

A totally versatile room, whether a dining room or a third bedroom. Open fireplace, radiator and double glazed double doors to the summer room.

### Kitchen

11'7 x 8'5

The kitchen has quarry tiled flooring and a range of cream eye level units with back tiling, matching base units and drawers with wooden effect roll top work

surfaces over. Inset five ring gas hob with above stainless steel extractor and oven below, plumbing for washing machine, space for a fridge/freezer. Built in larder/cupboard with a wall, mounted boiler for hot water and heating(not tested) double glazed window to the rear and radiator.

### Side lobby/boot room

7'9 x 4'9

This is a good size lobby, ideal for your boots, coats or if you have pets. Quarry tiled flooring, radiator, double glazed window and stable door to the side.

### Bathroom

Tiled walls and flooring, walk in shower, hand wash basin with double vanity cupboards below and a close coupled w/c. Double glazed window to the rear, expel air and radiator.

### Rear garden south facing.

136 ft

The property has a superb garden in excess of 136 ft, South facing to enjoy those hot summer days. If you enjoy your outside space, love gardening and entertaining then this garden will most certainly, be of interest.

Commencing with a large Patio entertaining area, water tap, neatly laid lawn with beautifully landscaped planted borders, trees and shrubs. The garden is separated by a picket fence and arch with climbers to a large lawn again with an array of established, trees some of which are fruit, shrubs and plants with close board fenced boundaries. The garden has a summer house with veranda power and light, garden shed and green house. PLEASE NOTE pay particular attention to the garden photographs and video tour to appreciate just how nice this space is.

### Frontage/driveway

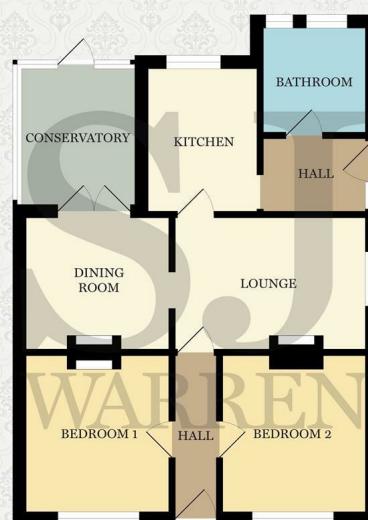
The property has a lowered fence front boundary with pillars to a shingle driveway/parking for multiple vehicles with some surrounding planting.

The drive extends via a five bar gate down the side of the bungalow, offering a further 66 ft x 8 ft of parking to the detached garage, with up and over door and side courtesy door.



## Eves Cottages, Southminster Road, Burnham-On-Crouch

FLOOR PLAN



### 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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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.

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