



Ember Way, Burnham-On-Crouch CM0 8TJ  
£300,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located on the Maple Leaf estate which offers convenient short cuts to the country park, riverfront/marina, high street shops, restaurants and general amenities.

This very nicely presented two bedroom semi detached bungalow offers a generous lounge with dining area, modern kitchen, two double bright and airy bedrooms and a bathroom.

Externally the property has a good size rear garden laid for convenient low maintenance and its own parking to the rear.

### **Entrance porch.**

Double glazed door to a good size porch with wood effect laminate flooring, built in cloaks cupboard and door to the lounge and dining area.

### **Lounge & dining area**

The lounge is a really nice size with wood effect laminate flooring, double glazed bay window to the front with quality fitted white shutter blinds. Television point, radiator and plenty of space in the dining area, for a good size table and chairs.

### **Kitchen**

Wood effect laminate flooring and a range of modern white high gloss finish eye level units with back tiling, matching base units and drawers with granite effect work surfaces over. Inset gas hob with above stainless steel extractor, built in stainless steel oven and microwave, inset one and a half stainless steel sink, space for for fridge/freezer, plumbing for washing machine. Wall mounted boiler for hot water and heating(not tested) and a double glazed window and door to the side.

### **Inner hallway**

Wood effect laminate flooring, two built in storage cupboards and loft access.

### **Bedroom one**

Both bedrooms are excellent size double rooms and really nice bright and airy. Plenty of space for free standing wardrobes, radiator and double glazed windows to the rear.

### **Bedroom two**

Nice double room with space for free standing wardrobes, radiator and double glazed windows to the rear.

### **Bathroom**

Tiled flooring and part tiled walls, walk in double shower cubicle, close coupled w/c and pedestal hand wash basin. Double glazed window to the side and radiator.

### **Rear garden**

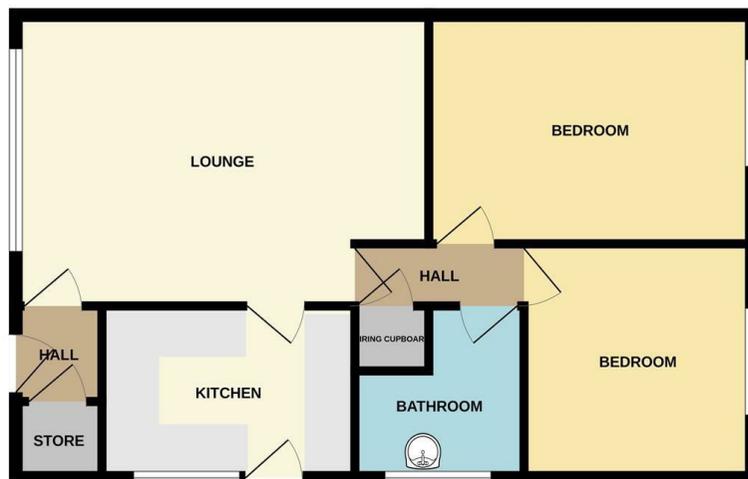
A very nice size garden which has been laid to patio for the vendors convenience, surrounding well stocked borders with a good variety of plants and shrubs. Summer house, shed and a patio area with path extending to the side, double power socket, water tap and gate to the front.

### **Front garden**

The front has an established boundary hedge and center path to the front door, slate borders and patio and an established olive tree.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepack 12/2024

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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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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