



Ember Way, Burnham-On-Crouch CM0 8TJ
£305,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the Maple Leaf Estate which offers a number of short cuts to the country park, marina, railway station and the high street, shops, restaurants and general amenities.

This extremely well presented two bedroom semi detached bungalow offers a good size lounge/dining area, modern kitchen, conservatory, cloakroom w/c, two double bedrooms and bathroom.

Externally a lovely size garden 61 ft x 26 ft with two patio areas and courtesy door access to the garage.

Entrance hallway

10'6 x 6'6

Entrance door to a good size hallway with grey wood effect laminate flooring, radiator, two storage cupboards and loft access.

Cloakroom/w/c

The grey laminate flooring continues into this room which comprises of a close coupled w/c with above hand wash basin, chrome heated towel rail and a double glazed window to the side.

Lounge/dining area

17'1 x 11'7

A generous size room with television point, two radiators and space for your dining table and chairs. Double glazed patio doors to the conservatory and door to the kitchen.

Kitchen

10'3 x 8'1

The kitchen has been fitted with modern white eye level units with back tiling, matching base units and drawers with complimentary marble work surfaces over. Inset induction hob with above extractor, built in fan oven with above grill, integrated fridge/freezer and washing machine and an inset sink. Double glazed window and door to the rear.

Conservatory

Double glazed.

Bedroom one

13'8 x 9'1

Both the bedrooms are good size double rooms, this been the largest has plenty of space for free standing or fitted wardrobes. Double glazed window to the front and radiator.

Bedroom two

10'8 x 8'2

As mentioned another good size double room with space for your bedroom furniture. Double glazed window to the front and radiator.

Bathroom

The grey wood effect laminate flooring runs from the hallway into this room, which has a double walk in shower cubicle, and hand wash basin with double vanity cupboards below. Part tiled walls, chrome heated towel rail, expel air and a double glazed window to side.

Rear garden

61 ft x 26 ft

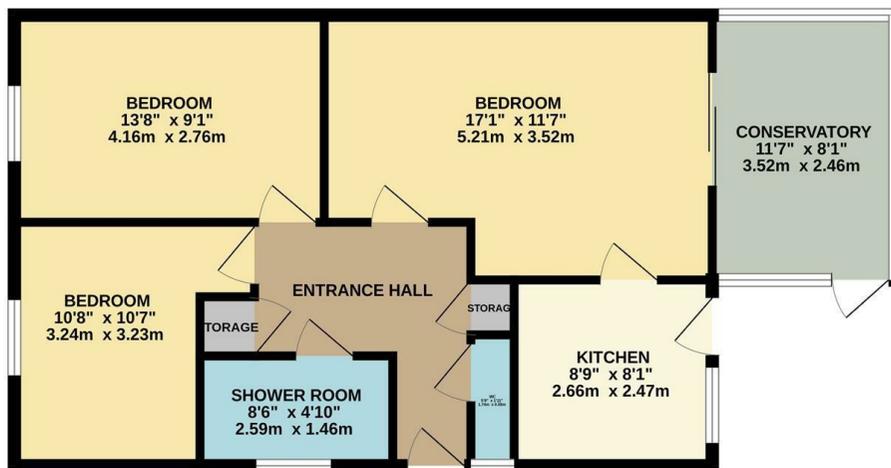
The bungalow has an excellent size garden which commences with a patio extending to a side path. Water tap and close board fenced boundaries and established hedging to one flank, there is a further more substantial patio/entertaining area to the rear of the garden and a neatly laid lawn remaining. Garden shed with decking and a courtesy door to the garage.

Garage and parking

The garage has an electric up and over door, power, light and parking to the front.



GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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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		89
(81-91) B		
(69-80) C	73	
(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 (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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