



20 Western Road, Burnham-On-Crouch, CM0 8JE

Guide price £285,000

- Three bedrooms
- Modern kitchen
- Ground floor wc
- Close to town
- Two reception rooms
- Modern first floor bathroom
- No onward chain



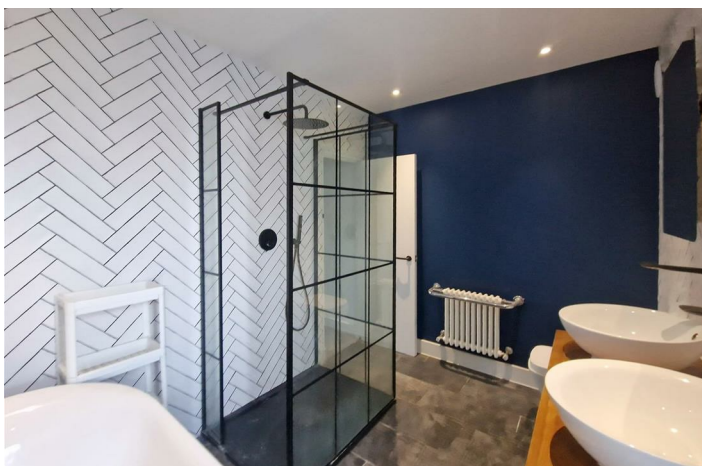
# 20 Western Road, Burnham-On-Crouch CM0 8JE

Price range £285,000 - £300,000

Offered with NO ONWARD CHAIN this EXTENDED COTTAGE boasts a deceptively spacious LOFT CONVERSION creating a well presented THREE BEDROOM HOME. With a MODERN KITCHEN, first floor bathroom, TWO RECEPTION ROOMS, and generous rear garden, it's proximity to the town makes it a must see property.



Council Tax Band:



#### **Porch:-**

Solid door leading to porch with part glazed door to living room.

Block Paved frontage with a walled boundary, space for bin storage.

#### **Living Room:-**

11'8 x 10'

Double glazed window to front, door to inner lobby with stairs to first floor, radiator.

#### **Dining Room:-**

10'6 x 10'4

Open plan to kitchen diner, door to cloakroom, radiator.

#### **Cloakroom:-**

Close coupled wc, corner sink.

#### **Kitchen Diner:-**

16'8 < 10'1 x 8'11 max

Two skylight windows to side, double glazed window and double glazed bi-folding doors to rear garden, range of wall and base units with a mix of butcher block and laminate work surfaces. Integrated oven, hob, and microwave. Space and plumbing for fridge freezer and washing machine.

#### **First floor landing:-**

Doors to bedroom and bathroom, stairs to second floor.

#### **Bedroom:-**

11'7 x 10'8

Double glazed window to front.

#### **Bathroom:-**

Obscure double glazed window to rear, free standing bath with contemporary bath filler, walk in shower cubicle, Jack and Jill round bowl wash basins, Victorian style radiator and towel rail.

#### **Second floor:-**

##### **Bedroom:-**

10'7 x 7'6 part restricted head height

Two velux style windows to front opening to rooftop views across Burnham towards the river, eaves storage, radiator.

##### **Bedroom:-**

10'5 x 6'6

Double glazed window to rear, fitted wardrobes and storage, Victorian style radiator.

#### **Rear Garden:-**

Perfect for entertaining, the garden commences with a shingle bed and path to an area of artificial lawn, with a covered patio area to the rear.

#### **Frontage:-**



Directions

Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

EPC Rating:

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