



BURNHAM
residential

Bespoke hybrid estate agents for Burnham & surrounding villages



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	