



## 24 Mildmay Road, Burnham-On-Crouch, CM0 8ED

£425,000

- Character family home
- Two reception rooms
- West facing garden
- Summerhouse
- Close to schools, station, river, and high street.
- Three double bedrooms
- Kitchen breakfast room
- Beautifully presented
- Sought after location

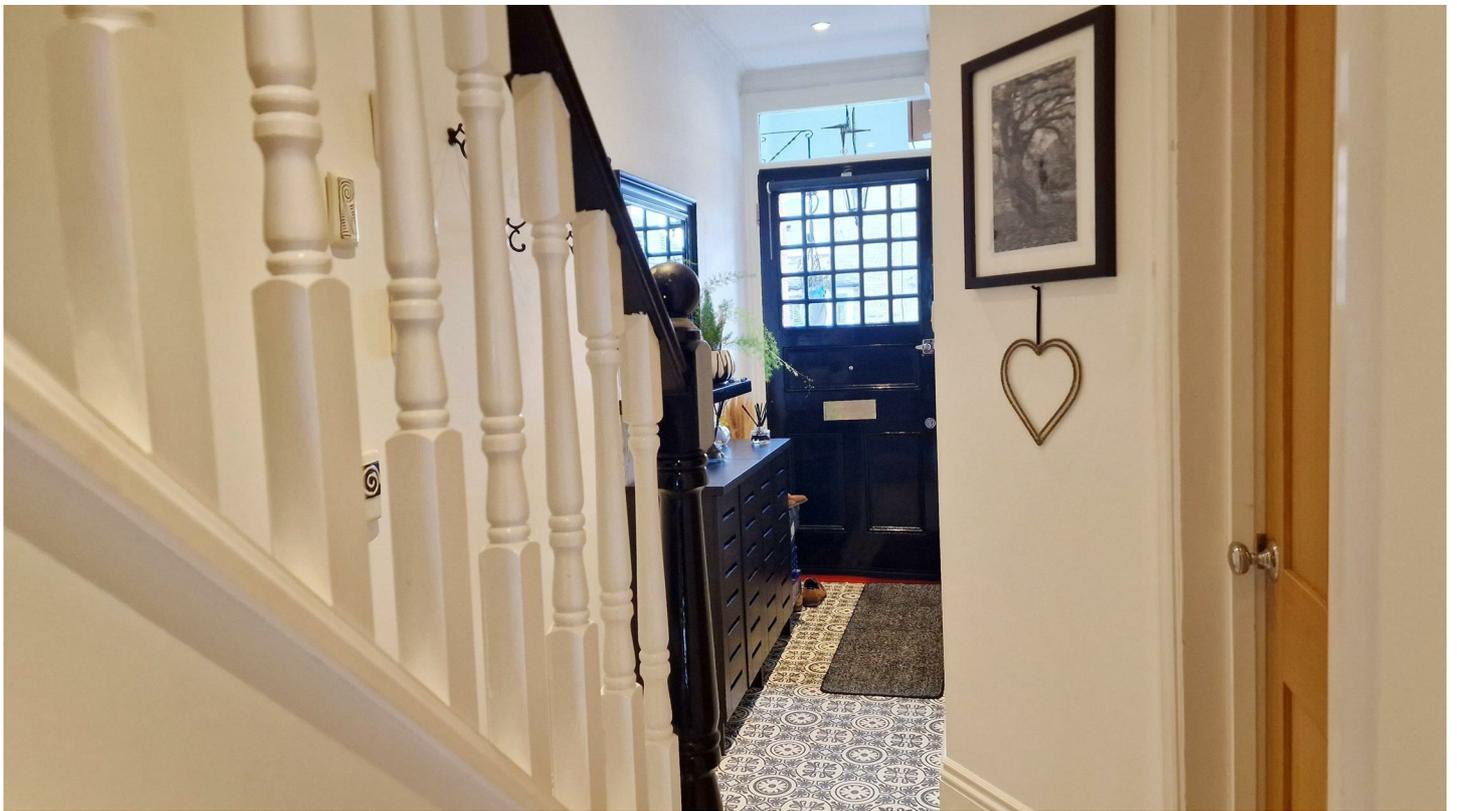
# 24 Mildmay Road, Burnham-On-Crouch CM0 8ED

Price range £425,000 - £450,000

Nestled on one of the area's most SOUGHT AFTER ROADS, this charming semi-detached FAMILY HOME effortlessly blends period character with modern comfort. From its elegant architraves to its inviting fireplaces, every detail reflects timeless appeal. THREE DOUBLE BEDROOMS and two beautifully appointed RECEPTION ROOMS offer VERSATILE LIVING SPACE, while the west-facing garden provides the perfect setting for afternoon sun and evening relaxation. Ideally located just a short stroll from the train station, OUTSTANDING LOCAL PRIMARY SCHOOL, high street, and river, this is a home that combines convenience with undeniable charm.



Council Tax Band: D



### Entrance

Part glazed wooden door to entrance hall with period tile effect flooring leading through, providing access to all ground floor rooms. Staircase to first floor. Radiator

### Sitting room

11'7 x 11'5

Double glazed bay window to front, smooth ceiling with deep architrave, feature fireplace with real flame gas log burner, opening to dining room. Radiator.

### Dining Room

11'2 x 10'2

Glazed stable door to rear, smooth ceiling with deep architrave, radiator.

### Ground floor cloakroom

Close coupled wc, hand wash basin.

### Kitchen

10'7 x 8'5

Double glazed window to side, range of wall and base units with rolled edge work surfaces, inset sink and drainer with flexi hose tap, integrated fridge freezer, dishwasher, washing machine, double oven, and induction hob. Extendable breakfast bar. Part tiled walls. Opening to breakfast room.

### Breakfast room

12'5 x 10'6

Double glazed double doors opening to a West facing garden. Fitted log burner and mantelpiece. Radiator.

### First floor

#### Bedroom

15'6 x 11'6

Double glazed bay window to front, double glazed window to front, feature fireplace, radiator.

#### Bedroom

11'6 x 10'7

Double glazed window to rear, feature fireplace, radiator.

#### Bedroom

11'3 x 10'1

Double glazed window to rear, feature fireplace, radiator.

### Family bathroom

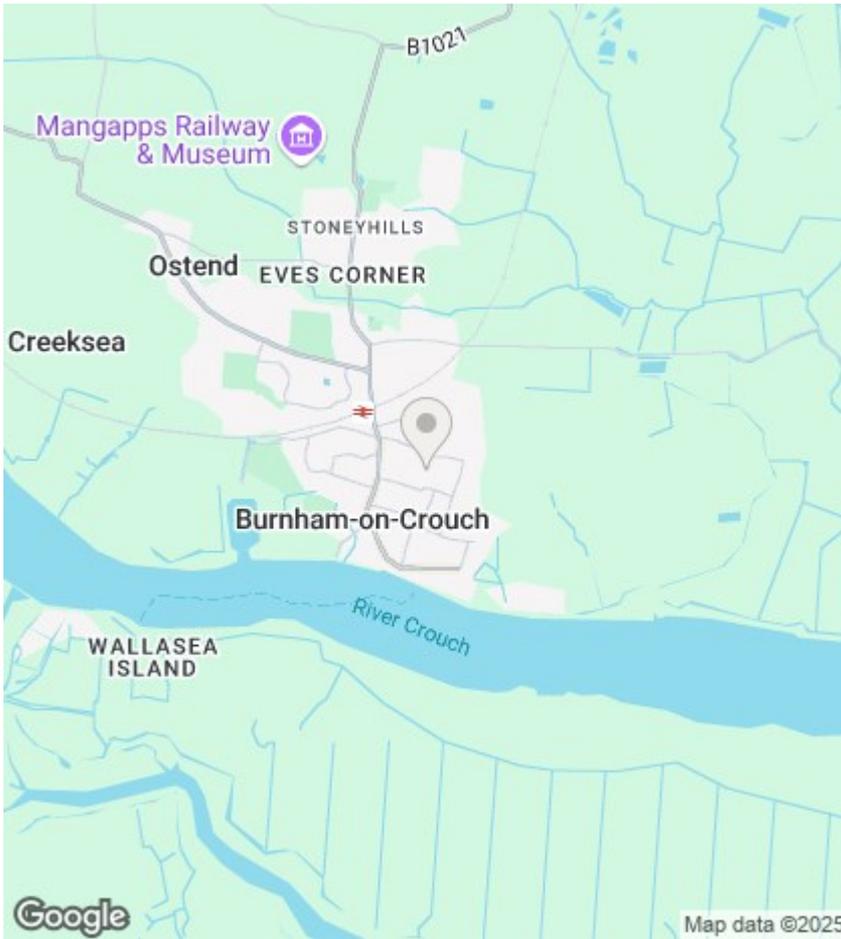
Obscure double glazed window to side, panel bath with shower over benefitting an Aquilisa remote push button start. Close coupled wc, wash basin over vanity unit, chrome effect heated towel rail, loft access.

### Rear garden

A beautifully appointed West facing garden, commencing with a generous patio leading to gated side access to the property. The remainder of the garden is lawn to the fenced boundaries, with a handful of established trees and shrubs. To the rear a spacious summerhouse, which could be used as a home office or gym.

### Frontage

The boundary of the property is held by wrought iron railings and gate with a tiled path and slate frontage.



## Directions

## Viewings

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

## EPC Rating:

F

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		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	