

Queens Road, Burnham-on-Crouch
CM0 8DY

CURTIS O'BOYLE

Sales & Lettings





Queens Road, Burnham-on-Crouch

CMO 8DY

£335,000

Substantially extended to the ground floor a two bedroom semi detached house with first floor bathroom. Accommodation includes a good size lounge, fitted kitchen/breakfast room, separate dining room, ground floor WC and orangery overlooking the garden.

ENTRANCE HALL Obscure double glazed entrance door, smooth ceiling, tiled floor, radiator, built in cupboard.

WC Obscure double glazed window to front aspect, heated towel rail, vanity wash hand basin, close coupled WC, smooth ceiling, tiled floor.

KITCHEN 14' 2" x 11' (4.32m x 3.35m) Double glazed window to rear aspect, double glazed French doors to rear garden, smooth ceiling with inset downlighters, fitted base and wall units, built in double oven and grill, Siemens induction hob with hood above, butler style sink with mixer tap inset into granite work tops, space for dishwasher, wine fridge, tiled splashbacks, stairs to first floor, opening to lounge.

LOUNGE 20' 11" x 11' 6" (6.38m x 3.51m) Double glazed window to front aspect with fitted shutters, two radiators, wood flooring, feature fireplace with log burner.

DINING ROOM 9' 4" x 8' 7" (2.84m x 2.62m) Double glazed skylight window to rear aspect, radiator, smooth ceiling with inset downlighters, cupboard housing washing machine, airing cupboard, door to orangery.

ORANGERY 15' 3" x 9' 1" (4.65m x 2.77m) Double glazed sky lantern, double glazed windows to rear and side aspects, double glazed French doors to rear garden, radiator, tiled floor.

FIRST FLOOR LANDING Smooth ceiling with inset downlighters.

BEDROOM ONE 11' 6" x 10' 10" (3.51m x 3.3m) Double glazed window to front aspect with fitted shutters, radiator, smooth ceiling with inset downlighters, loft access, wood effect laminated flooring.

BEDROOM TWO 9' 10" x 8' 8" (3m x 2.64m) Double glazed window to rear aspect, radiator, smooth ceiling.

BATHROOM 9' 4" x 5' 11" (2.84m x 1.8m) Obscure double glazed window to front aspect with fitted shutters, tiled floor and walls, heated towel rail, smooth ceiling, extractor fan, panelled bath with mixer tap and shower over, close coupled WC, vanity wash hand basin, electric shaver point.

REAR GARDEN 58' (17.6m) approx. in length. Paved patio area, laid to lawn, gated side access, panelled fencing.

STORE 19' 10" x 7' 10" (6.05m x 2.39m) Positioned at bottom of garden, power and light connected, double glazed window.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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