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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



7 Glebe Way, Burnham-On-Crouch, Essex CM0 8QJ £1,450 PCM

AVAILABLE NOW is this well proportioned and very well presented four bed family home. The deceptively spacious accommodation comprises the aforementioned four double bedrooms and a family bathroom to the first floor whilst the ground floor offers entrance porch, hallway, cloakroom, kitchen, large 'L' shaped lounge/diner with study area at the rear. Externally there is driveway parking, a single garage and landscaped westerly facing rear garden. The property is located within a much sought after residential no through road which offers easy access back to Burnham's railway station, marina, shops, doctors and other amenities. Viewing is encouraged at your earliest convenience to fully appreciate the size and potential that this property has to offer. Energy Rating D. NO PETS, WORKING TENANTS ONLY.



FIRST FLOOR:

BEDROOM 1: 11'11" x 11' (3.63m x 3.35m)

Double glazed window to rear overlooking garden, radiator.

BEDROOM 2: 11' x 9'7" (3.35m x 2.92m)

Double glazed window to front, radiator, built-in storage cupboard/wardrobe.

BEDROOM 3: 12' x 11' (3.66m x 3.35m)

Obscure double glazed window to rear, radiator, built-in storage cupboard/wardrobe, further built in cupboard housing hot water cylinder and immersion heater with slatted shelving over, 2 fitted double wardrobes.

BEDROOM 4: 9'8" x 9'1" (2.95m x 2.77m)

Double glazed window to front, radiator, built-in storage cupboard.

BATHROOM: 6'10" x 6'9" (2.08m x 2.06m)

Obscure double glazed window to side with fitted roller blind, 3 piece white suite comprising panelled bath with mixer tap over and electric shower with glass screen, close coupled wc and wash hand basin set on vanity storage cupboard, fully tiled walls, tiled flooring, heated chrome ladder towel rail, shaver point.

LANDING: 15'2" x 6' (4.62m x 1.83m)

Double glazed window to side, access to loft space, return staircase with half landing leading to:

GROUND FLOOR:

ENTRANCE PORCH:

Fully glazed sliding door to front with side light, tiled flooring, part glazed wooden entrance door leading to:

ENTRANCE HALLWAY: 16'5" x 6'2" (5.00m x 1.88m)

Radiator, built-in cloaks cupboard, tiled flooring, doors to:

CLOAKROOM:

Obscure glazed window to side, white suite comprising low level wc and wall hung wash hand basin, part tiled walls, tiled flooring.

KITCHEN: 10'10" x 9'6" (3.30m x 2.90m)

Double glazed window to front, part glazed door leading to side. Kitchen comprises 1 1/2 bowl single drainer stainless steel sink unit set in roll edged work surface, 4 -ring gas hob, good range of fitted wall and base mounted storage units with drawers, fitted single oven, space and plumbing for washing machine and fridge/freezer, feature breakfast bar area, radiator, tiled splashback, wood effect flooring.

LOUNGE/DINING ROOM: 22'3" x 9'11" x 17'8" x 11'9" (6.78m x 3.02m x 5.38m x 3.58m)

Obscure glazed unit to side, fully glazed sliding patio doors opening to rear garden, 2 radiators, flame fire set in feature fireplace, glass sliding serving hatch to kitchen, archway leading to:

STUDY AREA: 10'9" x 3'10" (3.28m x 1.17m)

Double glazed windows to side and rear, parquet flooring.

EXTERIOR - FRONTAGE:

The property provides an independent tarmacked driveway providing parking for up to 2 vehicles, remainder of the frontage is block paved with feature shrub and flower beds, further off road parking could be created within this area. The front also serves access to the:

SINGLE GARAGE: 15'10" x 8' (4.83m x 2.44m)

Single up and over door to front, power and light connected, wall mounted gas fired boiler, gas and electric meters.

REAR GARDEN:

A westerly facing rear garden with access via the side of the property commencing with a concrete patio and pathway, the majority of the garden is laid to lawn, there is a further hard standing to the rear of the garden which houses a timber summerhouse, the garden has secured fencing to all boundaries.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Lettings Information

Thank you for your enquiry regarding property to let. Most of the properties are offered for letting part furnished, although some may also be available either unfurnished or fully furnished.



Total area: approx. 1325.1 sq. feet

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