



Poplar Grove, Burnham-On-Crouch CM0 8RJ

welcome to

Poplar Grove, Burnham-On-Crouch

A MODERN AND BEAUTIFULLY PRESENTED two/three bedroom bungalow, located within walking distance of a WEALTH OF SHOPS AND AMENITIES in the DESIRABLE WATERFRONT TOWN of Burnham.



Detached Bungalow

Entrance Porch

Part glazed door to:-

Entrance Hall

Loft access, cupboard housing Combi gas boiler, radiator, doors to:-

Lounge

15' 8" MAX x 10' 11" (4.78m MAX x 3.33m)
Double glazed UPVC patio doors to rear, opening onto the conservatory, wood burner with stone hearth, radiator.

Kitchen

8' 4" x 8' 3" Plus Recess (2.54m x 2.51m Plus Recess)
Double glazed UPVC window to side, modern fitted kitchen comprising of one and half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, space for appliances, open to:-

Garden Room

18' 9" x 11' 4" (5.71m x 3.45m)
Double glazed UPVC windows and French doors opening to garden, vaulted polycarbonate roof, radiator, door to:-

Bedroom One

15' 8" x 6' 11" MAX (4.78m x 2.11m MAX)
Double glazed UPVC window to front, radiator, sliding door to:-

Ensuite

Double glazed UPVC window to front, white suite comprising of WC and Vanity basin.

Bedroom Two

11' 9" MAX x 10' 11" (3.58m MAX x 3.33m)
Double glazed UPVC window to front, built in cupboards, further fitted cupboards, radiator.

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)
Double glazed UPVC window to front, radiator.

Shower Room

Double glazed UPVC window to side, modern white suite comprising of corner shower, WC and pedestal basin, fully tiled walls, radiator.

Exterior

Front

Laid to lawn with shingle parking area, further hardstanding driveway providing parking for several vehicles, gated side access to:-

Rear Garden

Enclosed by panel fence, laid to lawn with patio and decked seating areas, wooden shed to remain.



view this property online williamhbrown.co.uk/Property/MLN105043



welcome to

Poplar Grove, Burnham-On-Crouch

- Two/Three Bedrooms
- Modern Shower Room and En Suite WC
- Spacious Lounge with Wood Burner
- Attractive Rear Garden
- Parking for Several Vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN105043



Property Ref:
MLN105043 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk