



The Leas, Burnham-on-crouch
CM0 8NH

CURTIS O'BOYLE

Sales & Lettings



The Leas, Burnham-on-crouch CMO 8NH £475,000

This beautifully presented and thoughtfully extended four/five-bedroom family home is tucked away in a quiet residential cul-de-sac within the charming riverside town of Burnham-on-Crouch. Occupying a generous overall plot of approximately one third of an acre, the property offers generous and flexible accommodation across two floors, bright and airy living spaces, and an exceptional amount of outdoor space, making it perfectly suited to modern family life.

Ideally positioned within walking distance of a highly regarded primary school, the home also enjoys easy access to a variety of local amenities, including shops, cafés and scenic public parks. Burnham-on-Crouch railway station is close by, providing direct links to London and making this an excellent choice for commuters seeking a peaceful coastal lifestyle without compromising on connectivity.

The property has been carefully maintained and improved by the current owners, benefitting from new internal doors and flooring throughout, a recently installed combi boiler, newly fitted fire alarms, and a fully boarded and insulated loft offering excellent additional storage.

A welcoming porch opens into the entrance hallway, which provides multiple built-in storage cupboards and a convenient ground-floor cloakroom. The ground floor offers spacious and well-connected reception areas, creating a wonderful sense of flow for both everyday living and entertaining. The main lounge is warm and inviting, featuring a log burner that provides a cosy focal point. The adjoining dining room leads seamlessly into the kitchen/breakfast room, which truly forms the heart of the home. Flooded with natural light, this open-plan space is ideal for family meals and social gatherings and benefits from double doors opening onto the rear garden. The kitchen is well equipped with ample storage units, an integrated oven and hob, and space for both a washing machine and dishwasher. A further reception room on the ground floor offers excellent versatility and could easily serve as a fifth bedroom, home office, playroom or snug.

To the first floor are four well-proportioned bedrooms. The principal bedroom enjoys the benefit of an en suite shower room, fitted with a single shower cubicle, new electric shower, WC and wash hand basin. Bedroom two features a built-in wardrobe, providing excellent storage, while the remaining bedrooms are served by a well-appointed family bathroom comprising a panel-enclosed bath with shower over, WC and wash hand basin.

Externally, the property continues to impress and fully capitalises on its substantial plot. To the front is a neatly maintained garden and access to communal off-street parking. The rear garden is fully established and beautifully kept, while an additional extensive attached garden, predominantly laid to lawn, provides outstanding space for recreation, entertaining and family enjoyment. A particular highlight is the working hot tub, complete with lighting and Bluetooth connectivity, offering a touch of luxury for year-round use.

Combining generous living accommodation, modern upgrades, an impressive plot of approximately one third of an acre and a highly desirable location, this superb family home must be viewed internally to be fully appreciated. Early viewing is strongly recommended.

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM/BED FIVE 13' 3" x 11' 6" (4.04m x 3.51m)

SITTING ROOM 17' 3" x 11' 11" (5.26m x 3.63m)

DINING ROOM 13' 7" x 11' 4" (4.14m x 3.45m)

KITCHEN/BREAKFAST ROOM 32' 6" x 10' 7" (9.91m x 3.23m)

LANDING

BEDROOM ONE 12' 1" x 11' 11" (3.68m x 3.63m)

ENSUITE 5' 9" x 4' 9" (1.75m x 1.45m)

BEDROOM TWO 13' 8" x 12' 7" (4.17m x 3.84m)

BEDROOM THREE 12' 3" x 11' 2" (3.73m x 3.4m)

BEDROOM FOUR 9' 6" x 8' 10" (2.9m x 2.69m)

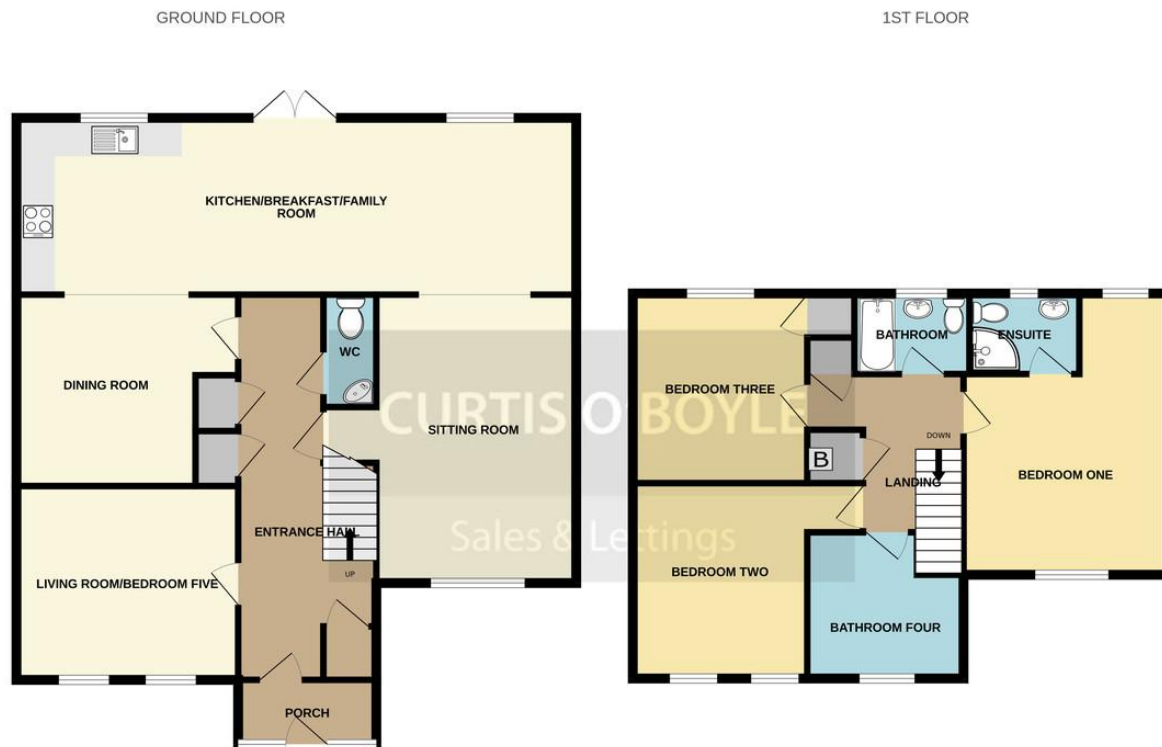
BATHROOM 8' 8" x 4' 9" (2.64m x 1.45m)

PLOT Approx. 0.33 acres.

PLEASE NOTE: No off street parking



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	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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