



Coronation Road, Burnham-On-Crouch CM0 8HW

welcome to

Coronation Road, Burnham-On-Crouch

QUAYSIDE LOCATION with RIVER VIEWS in the desirable Burnham on Crouch, this VERSATILE AND WELL PRESENTED home offers THREE EN SUITE DOUBLE BEDROOMS and spacious GARAGE & WORKSHOP, as well as OPEN PLAN LOUNGE AND KITCHEN.



Entrance

Entrance door to :-

Lobby

Stairs rising to first floor.

First Floor

Landing

Double glazed window to rear, stairs rising for second floor, doors to :-

Lounge

13' 10" x 11' 9" (4.22m x 3.58m)

Double glazed windows and French doors to front opening to a walk-out balcony with views to the River Crouch, open to :-

Kitchen

13' 11" x 6' 3" (4.24m x 1.91m)

Modern fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units with a range of integrated appliances, breakfast bar, door returning to landing.

Cloakroom

Double glazed window to rear, modern white suite comprising low level WC and pedestal basin, part tiled walls.

Second Floor

Landing

Door to staircase rising to third floor, doors to :-

Bedroom Two

11' 9" x 10' 10" (3.58m x 3.30m)

Double glazed French doors to front opening to Juliet balcony with views to the River Crouch, built in cupboards, door to :-

En Suite

Modern white suite comprising shower, low level WC and vanity basin, part tiled walls.

Bedroom Three

10' 8" x 7' 10" (3.25m x 2.39m)

Double glazed window to rear, door to :-

En Suite

Double glazed window to rear, modern white suite comprising panel bath, low level WC and pedestal basin, part tiled walls.

Third Floor

Bedroom One

22' 11" x 9' 8" max (6.99m x 2.95m max)

Double glazed window to front and feature fold out skylight balcony to side offering beautiful views to the River Crouch and Burnham Marina, built in cupboards, door to :-

En Suite

Skylight window to side view views to the River Crouch and Burnham Marina, modern suite comprising double shower, low level WC and pedestal basin, part tiled walls, under eaves storage cupboards.

Outside

Front

Block paved wrap around driveway providing ample off road parking for several vehicles, giving access to the garage, and with gated side access to :-

Rear Garden

Enclosed by panel fence, laid to artificial grass with block paved patio seating area and shrub borders, door accessing :-

Oversized Garage

Accessed by double doors to front and rear, the garage occupies the entire ground floor apart from the entrance lobby, giving ample space for parking and storage, or for use as a workshop.



view this property online williamhbrown.co.uk/Property/MLN104286



welcome to

Coronation Road, Burnham-On-Crouch

- Three Double Bedrooms
- Large Garage & Driveway
- Close to quay
- Balconies with Views
- Close to High Street

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104286



Property Ref:
MLN104286 - 0002

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