

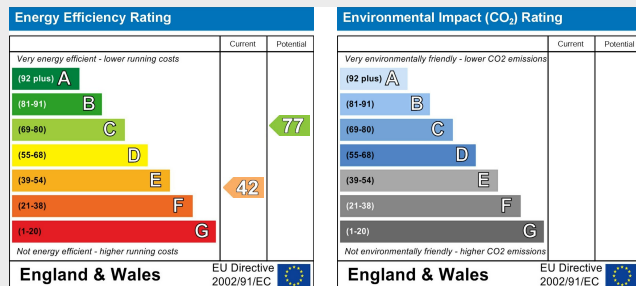
Paul Mason Associates



Alexandra Road, Burnham-On-Crouch, CM0 8BW

Guide price £375,000

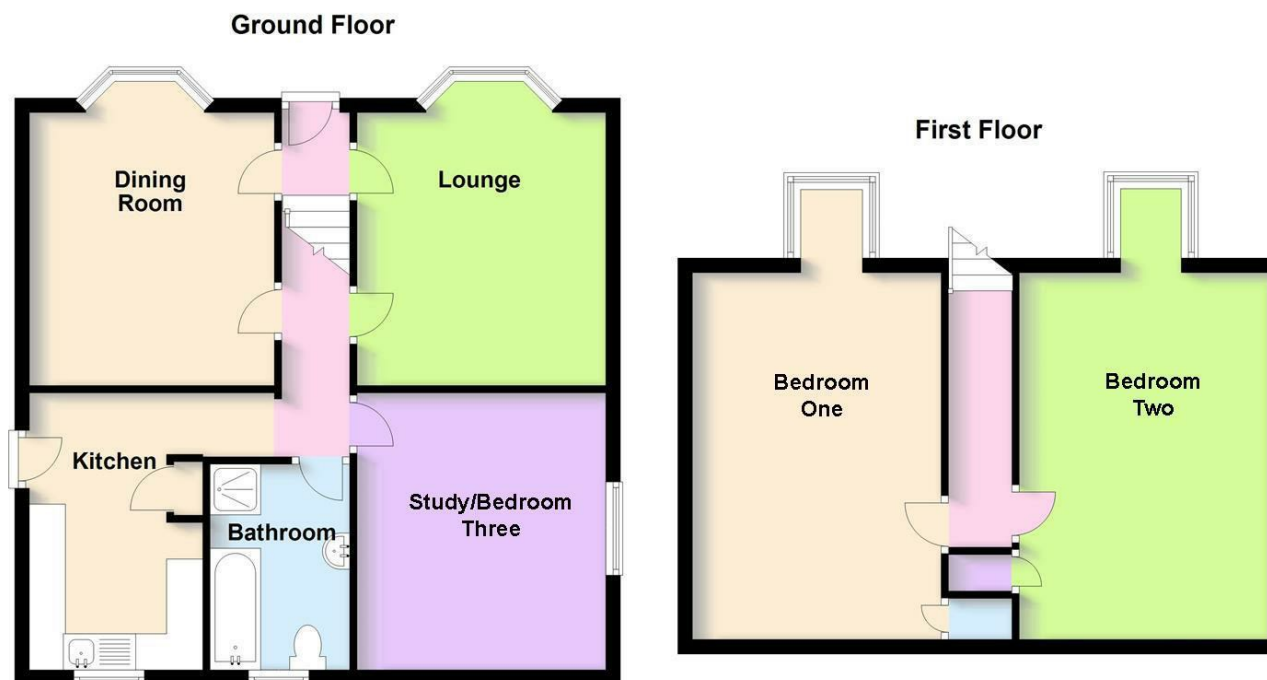
- Development opportunity subject to planning
- 0.16 acres
- Detached residence
- Versatile accommodation
- Two Double Bedrooms
- Bedroom Three/Study
- Two reception rooms
- Bathroom
- Close to station
- EPC - TBC



GUIDE PRICE £375,000-£400,000.....A POTENTIAL DEVELOPMENT OPPORTUNITY.....A detached residence offering versatile accommodation comprising two double bedroom's and bedroom three/study, plus two reception rooms on a plot of 0.16 acres, close to the train station. The plot has a road frontage of 59' and sits on a residential road with a variety of property types including detached, semi-detached and terraced homes. The current residence does need some modernising and updating.

The property is located within a short distance of the High Street Burnham-on Crouch which has a host of local amenities including shops, restaurants and public houses. The River Crouch is close by ideal for the boating enthusiasts and scenic walkers. The property is within easy reach of both secondary and primary schools, doctors and station with trains into London Liverpool Street via Wickford.

The property is being sold with NO ONWARD CHAIN..



## Distances

Train Station - 0.1 mile  
High Street - 0.3 miles  
Ormiston River Academy - 0.4 miles  
Maldon - 11.8 miles  
Wickford - 15.6 miles  
London Southend Airport - 23.9 miles

All mileages are approx.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door and stairs to first floor.

#### Lounge

4.58m x 3.45m (15'0" x 11'3")  
Bay window to front and picture rail.

#### Dining Room

4.62m x 3.45m (15'1" x 11'3")  
Bay window to front and picture rail.

#### Kitchen

3.86m x 2.47m (12'7" x 8'1")  
Window to rear and side, half glazed door to garden. Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround. Stainless steel sink unit with drainer and mixer taps.

Space for cooker. washing machine and fridge. Airing cupboard housing hot water cylinder. Gas fired boiler.

#### Bedroom Three/ Study

3.87m x 3.43m (12'8" x 11'3")  
Window to side and picture rail.

#### Bathroom

Suite comprising bath with mixer taps and tiled surround, pedestal wash hand basin and low level WC. Tiled shower cubicle. Obscure window to rear.

### FIRST FLOOR

#### Landing

Stairs to ground floor.

#### Bedroom One

6.41m max x 3.43m (21'0" max x 11'3")  
Window to front and picture rail. Eaves storage cupboard and built-in wardrobe. Access to loft space.

#### Bedroom Two

6.38m x 3.42m (20'11" x 11'2")  
Window to front and picture rail. Eaves storage cupboard and built-in wardrobe.

### EXTERIOR

#### Front Garden

Gate and footpath to entrance door. Driveway to side leading to garage. Access to rear garden.

## Rear Garden

Mainly lawned areas with various flowers and shrubs. Large kitchen garden area. Two sheds and greenhouse. Linen line. Outside tap. Gate leading to rear and access to front.

## Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to

complete our Anti Money Laundering Identity checks.

## Single garage

Double hinged doors to front.



**Paul Mason** Associates

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