



Remembrance Avenue, Burnham-on-Crouch , Essex CM0 8HA
Price £875,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offering quite stunning views across the River Crouch and Burnham Country Park is this quite superb five bedroom detached town house set along this highly sought after turning in the centre of Burnham. Extremely generous and versatile living accommodation is set over four floors with vast amounts of natural light throughout. The sizeable living accommodation includes a two double bedrooms and a shower room to the top floor while the 2nd floor then provides a generous landing with access to an impressive master suite with stunning en-suite shower room in addition to two further double bedrooms and wonderful family bathroom. The first floor then boasts a landing/hall area leading to an impressive dual aspect living room and quite stunning dual aspect kitchen/dining room with integrated appliances and matching island unit. The ground floor is then served by a spacious reception hall leading to a utility room, boiler/store room, cloakroom and access into the side of a 24'4 garage. Externally the property boasts a well presented and generously sized rear garden while the frontage offer extensive off road parking via a block paved driveway across the front and down the side of the property, which also provides access to the aforementioned garage. Further benefits include a garage with electric door and underfloor heating throughout the property. Viewing is highly recommended to fully appreciate the position of the property as well as the size and standard of accommodation on offer.



THIRD FLOOR:

LANDING:

Double glazed Velux window to rear, staircase down to 2nd floor, inset down lights, doors to:-

BEDROOM: 12'4 plus bay x 12'2 (3.76m plus bay x 3.71m)

Dual aspect room with double glazed Velux window to rear and double glazed bay window to front.

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Dual aspect room with double glazed Velux window to rear and double glazed bay window to front, built in storage cupboard housing boiler, built in eaves storage.

SHOWER ROOM:

Obscure double glazed window to front, chrome heated towel rail, three piece white suite comprising fully tiled walk in shower with glass door and screen, dual flush WC with concealed cistern and wash hand basin set on vanity unit with storage below, part tiled walls, tiled floor, extractor fan, inset down lights.

SECOND FLOOR:

LANDING:

Staircases to 3rd and 1st floors, inset down lights, doors to:-

BEDROOM: 16'2 x 12'2 (4.93m x 3.71m)

Double glazed window to front, door to:-

EN-SUITE: 12' x 7'10 (3.66m x 2.39m)

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising fully tiled walk in dual function shower with glass screen, dual flush WC with concealed cistern and 'his and her' wash hand basins set on vanity unit with storage below, tiled walls and floor, inset down lights, extractor fan.

FAMILY BATHROOM:

Full height obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising freestanding bath with mixer tap over and handheld shower attachment, wall hung dual flush wc and wash hand basin set on vanity unit with storage drawers below, fully tiled walls and floor, inset down lights, extractor fan.

BEDROOM: 12'1 x 12'1 (3.68m x 3.68m)

Double glazed window to front.

BEDROOM: 12'1 x 12'1 (3.68m x 3.68m)

Double glazed window to rear.

FIRST FLOOR:

LANDING/HALL:

Full height double glazed window to front, staircases to 2nd and ground floors, inset down lights, sliding doors to:-

LIVING ROOM: 24'6 x 12' (7.47m x 3.66m)

Dual aspect room with double glazed window to rear and double glazed French style doors opening onto glass Juliet balcony.

KITCHEN/DINING ROOM: 24'6 x 12' (7.47m x 3.66m)

Dual aspect room with double glazed window to rear and double glazed French style doors opening onto glass Juliet balcony, extensive range of wall and base mounted storage units and drawer pack, Quartz work surfaces with inset single bowl sink unit with drainer grooves to side, built in 5-ring induction hob with extractor over, 2 built in eye level Neff ovens, further steam oven and microwave, integrated fridge/freezer and dishwasher, matching island unit with further storage units below, matching up-stands and splash backs, tiled floor, inset down lights.

GROUND FLOOR:

RECEPTION HALL:

Composite entrance door with full height double glazed windows to front, staircase to first floor, built in under stairs storage cupboard, tiled floor, door into side of garage, inset down lights, doors to:-

UTILITY ROOM: 11'4 x 5'10 (3.45m x 1.78m)

Dual aspect room with double glazed entrance door to side and double glazed window to front, range of matching white gloss fronted wall and base mounted storage units, Quartz work surfaces with inset single bowl sink unit, integrated washing machine, matching up-stands and splash backs, tiled floor, inset down lights.

CLOAKROOM:

Obscure double glazed window to side, 2 piece white suite comprising wall hung dual flush WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, inset down lights, extractor fan.

STORE ROOM: 12'4 x 11'4 (3.76m x 3.45m)

Double glazed French style doors opening onto rear garden, tiled floor, hot water cylinder, pipework for under floor heating system, wall mounted electric consumer unit, inset down lights.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, external lighting, cold water tap and power points, side access gate to path leading to:-

FRONTAGE:

Block paved driveway across both the frontage and to the side of the property providing extensive off road parking for numerous vehicles, remainder is mainly laid to lawn with planted bed to border, side access gate leading into rear garden, access to:-

GARAGE: 24'4 x 11'2 (7.42m x 3.40m)

Electric up and over door to front, power and light connected, double glazed window to rear, door into reception hall.

BURNHAM-ON-CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.Q

AGENTS NOTES:

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.







1ST FLOOR



2ND FLOOR



3RD FLOOR



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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