



Essex Road, Burnham-on-Crouch, Essex CM0 8EQ  
Price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set along one of Burnham's most favoured central turnings and offering an impressive rear garden in addition to extensive off road parking and a carport to the front is this well presented detached bungalow. The property is conveniently positioned within walking distance of the banks of the River Crouch, historic High Street and mainline railway station which offers direct links into London Liverpool Street. Deceptively spacious and well maintained living accommodation commences with an inviting entrance hall leading to an impressively sized living room, three double bedrooms, refitted bathroom, separate WC and aesthetically pleasing kitchen. Externally, the property enjoys the aforementioned rear garden which offers an impressive timber built 'Arctic Cabin' fully equipped with power, lighting, seating and a central barbeque while the frontage offers a block paved driveway providing extensive off road parking for numerous vehicles and access to a car port to the side of the bungalow. Properties of this ilk in this most favoured, central locations are rare to the market so an early inspection is strongly advised. Energy Rating D.

#### ACCOMMODATION COMPRISING:

##### ENTRANCE PORCH:

Obscure double glazed entrance door to side, tiled floor, opening to:-

##### HALL:

Radiator, two built in storage cupboards, wood effect flooring, doors to:-

##### BEDROOM ONE:

15'11" x 7'10" (4.85 x 2.39)

Double glazed windows to front and side, radiator.

##### LIVING ROOM:

15'11" x 13'11" (4.85 x 4.24)

Double glazed window to front, radiator, open fireplace with display mantle over.

##### FAMILY BATHROOM:

Refitted bathroom with obscure double glazed window to side, chrome heated towel rail, 2 piece white suite comprising panelled jacuzzi bath with dual function shower over with drencher head and hand held attachment, vanity wash hand basin unit with storage below, tiled walls, wood effect flooring, spotlights, extractor fan.

##### SEPARATE WC:

Obscure double glazed window to side, WC with concealed cistern, tiled walls and floor.

##### KITCHEN:

11'10" x 10'10" (3.61 x 3.30)

Double glazed entrance door to rear opening onto rear garden, double glazed windows to side and rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 ½ bowl single drainer sink unit, built in 4 ring gas hob with extractor hood over and oven below, integrated fridge & freezer, space & plumbing for washing machine, built in pantry cupboard, part tiled walls, inset down lights.

##### BEDROOM TWO:

10'10" x 9'2" (3.30 x 2.79)

Double glazed window to side, radiator, extensive range of built in bedroom furniture including wardrobes, bedside units and overhead storage cupboards.

##### DINING ROOM/BEDROOM THREE:

11'11" x 10'11" (3.63 x 3.33)

Double glazed French style doors to rear opening onto rear garden, radiator, built in storage cupboard housing wall mounted boiler, wood effect flooring.

##### EXTERIOR:

##### REAR GARDEN:

Commencing with paved patio seating area leading to remainder which is mainly laid to lawn with a variety of shrubs and planted borders, path with pergola over leading to side of garden and to the rear where there is a raised decked seating area housing a timber built summerhouse/workshop with power, light and heating connected, further paved patio seating area, there is also an impressive timber built 'Arctic Cabin' fully equipped with power, lighting, seating and a central barbeque ideal for entertaining, further timber storage sheds to both sides of bungalow, two side access gates either side of the bungalow leading to:-

##### FRONTAGE:

Substantial block paved driveway providing extensive off road parking for several vehicles leading to a carport, the frontage lends itself for parking of a caravan or boat, side access gates to both sides of the bungalow leading to rear garden.

##### TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band D.

##### BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 7,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including 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 individual shops, public houses and restaurants. 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.

##### 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.



