



Oyster Close, Burnham-on-Crouch, Essex CM0 8GL  
Guide price £550,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Guide price £550,000 - £580,000!! LOCATION LOCATION LOCATION! An attractive detached executive residence located within a stone's throw of the River Crouch, quayside, sailing clubs and High Street. This substantial property offers spacious and versatile accommodation comprising five first floor bedrooms, two en-suite shower rooms, family bathroom, landing, while the ground floor benefits from an entrance hallway, cloakroom, living room, conservatory, open plan kitchen/breakfast room, dining room and study. The property is set along a private drive shared with only one other property and is within Burnham's Conservation Area. Externally there are parking facilities for up to four vehicles, detached double garage and private rear garden. Viewing comes highly advised to fully appreciate not only the size and versatility of accommodation on offer but also the superb location which the property enjoys. Energy Rating TBC.

## FIRST FLOOR:

### MASTER BEDROOM:

13'8 x 9'8 (4.17m x 2.95m)

Double glazed window to front, radiator, built in double wardrobe, door to:-

### EN-SUITE:

Fitted three piece white suite comprising, single tiled shower cubicle, pedestal wash hands basin, close coupled wc, tiled flooring, heating chrome ladder towel rail.

### BEDROOM 2:

11'10 x 11'2 (3.61m x 3.40m)

Double glazed window to rear and side, radiator, door to:

### EN-SUITE:

Fitted three piece suite comprising single tiled shower cubicle, pedestal wash hand basin, close coupled wc, tiled flooring, heated chrome ladder towel rail.

### BEDROOM 3:

10'8 x 10' (3.25m x 3.05m)

Double glazed window to front, radiator, built in double wardrobe.

### BEDROOM 4:

15' x 10' (4.57m x 3.05m)

Two double glazed windows to front, radiator, built in double wardrobe.

### BEDROOM 5:

10'7 x 9'3 (3.23m x 2.82m)

Double glazed window to rear, radiator.

### BATHROOM:

Obscure double glazed window to rear, three piece white suite comprising panelled bath with shower over, close coupled wc, pedestal wash hand basin, part tiled walls, tiled flooring, heated chrome ladder towel rail.

### LANDING:

Double glazed window to rear, radiator, access to loft space, built in airing cupboard, return balustrade staircase leading to:-

### GROUND FLOOR:

#### ENTRANCE HALLWAY:

Part glazed composite entrance door to front, radiator, tiled flooring, built in cloaks cupboard, doors to all rooms.

#### KITCHEN/BREAKFAST ROOM:

20'11 x 12'3 (6.38m x 3.73m)

Double glazed window to either side and double glazed doors opening to rear garden, radiator, kitchen comprising one and half bowl stainless steel sink unit set in roll edge work surface, five ring gas hob with extractor hood over, fitted wall and base mounted units, fitted eye level oven and grill, space and plumbing for american style fridge/freezer, built in dishwasher, space and plumbing for washing machine, breakfast bar, tiled flooring, tiled splash back.

#### DINING ROOM:

13'7 x 9'8 (4.14m x 2.95m)

Double glazed window to front and side, radiator, wood effect flooring.

#### STUDY:

10'1 x 5'11 (3.07m x 1.80m)

Double glazed window to front, radiator.

#### CLOAKROOM:

Obscure double glazed window to rear, suite comprising close coupled wc and wash hand basin, tiled flooring, radiator.

#### LIVING ROOM:

21' x 13'4 (6.40m x 4.06m)

Two double glazed windows to front, further double glazed window to side, double doors opening to rear garden, radiator, feature fireplace, wood flooring, double doors to:-

### CONSERVATORY:

24'11" x 20'8" (7.59m x 6.30m)

An impressive conservatory constructed with brick built base and aluminium, vaulted ceiling, radiator, bi folding doors opening to rear garden, further glazed windows to all aspects.

### EXTERIOR:

#### FRONTAGE:

Immediately to the front of the property there is a driveway providing parking for two vehicles, the remainder of the frontage has planted shrub and flower beds.

There is two further parking spaces to the side of the property in front of the double garage.

#### DOUBLE GARAGE:

Two double doors to front, personal door to rear garden, power and light connected.

#### REAR GARDEN

Commencing with a raised decked seating terrace with the remainder predominately laid to lawn, mature shrub and tree borders.

#### TENURE & COUNCIL TAX:

This property is being sold freehold and is Tax Band F

#### AGENTS NOTE:

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.



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.  
 Made with DrawingsCAD12





