



St. Marys Road, Burnham-on-Crouch, Essex CM0 8LX  
Price £515,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set along one of Burnham's most favoured central turnings within walking distance to it's historic High Street and other local amenities including Burnham's railway station, is this wonderfully improved, deceptively spacious and superbly presented detached bungalow. Generously sized living accommodation commences with an inviting entrance hall leading to three double bedrooms and a wonderful refitted family bathroom with four piece suite. The hallway then leads to the rear where a sitting area provides a light airy feel being open plan to an impressively sized kitchen with integrated appliances, side lobby area and cloakroom. To the side is a stunning living/dining area which offers a light and airy feel throughout, in part due to windows to both the side and rear aspects as well as a glazed vaulted ceiling. Externally, the property enjoys an extremely well presented and established rear garden while the frontage offers a 'set back' position with a block paved driveway providing off road parking and access to a garage, half of which has been converted to create a utility room which can be accessed from the living/dining room. To fully appreciate the size and standard of living accommodation on offer as well it's favourable position, an early viewing is strongly advised. Energy Rating D.

#### **ENTRANCE HALL:**

16'3 x 3' (4.95m x 0.91m )

Obscure double glazed entrance door to front, radiator, access to loft space, wood effect floor, inset downlights, leading to:

#### **BEDROOM 1:**

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

Double glazed window to front, radiator, inset downlights.

#### **BEDROOM 2:**

10'11 x 9'11 (3.33m x 3.02m )

Double glazed window to front, radiator, inset downlights.

#### **BEDROOM 3:**

9'11 x 9'11 (3.02m x 3.02m )

Double glazed window to front, radiator.

#### **FAMILY BATHROOM:**

9;10 x 5'3 (2.74m;3.05m x 1.60m)

Obscure double glazed window to side, heated towel rail, 4 piece white suite comprising fully tiled walk in dual function shower with sliding glass screen, panelled bath with mixer tap, close coupled WC and pedestal wash hand basin, part tiled walls, tiled floor, inset downlights, extractor fan.

#### **SITTING ROOM:**

14'10 x 9'6 (4.52m x 2.90m )

Double glazed window to side, log burner set in chimney breast with tiled hearth, wood effect floor, inset downlights, open to:

#### **KITCHEN/BREAKFAST ROOM:**

15'1 x 9'10 (4.60m x 3.00m )

Double glazed windows to side and rear, radiator, extensive range of matching wall and base mounted storage units and drawers, solid wood work surfaces with inset single bowl ceramic sink unit with drainer grooves to side, integrated dishwasher and washing machine, space and plumbing for fridge/freezer, space for range oven, part tiled walls, tiled floor, inset downlights, matching breakfast bar.

#### **SIDE LOBBY:**

8'5 x 3'10 (2.57m x 1.17m )

Open from Kitchen and Sitting Room with double glazed entrance door and window to side, continuation of tiled floor, inset downlights, door to:

#### **CLOAKROOM:**

4'7 x 3'10 (1.40m x 1.17m )

Obscure double glazed window to rear, chrome heated towel rail, 2 piece white suite comprising close coupled WC and wall mounted wash hand basin with tiled splashback, continuation of tiled floor, inset downlights.

#### **LIVING/DINING ROOM:**

22'9 x 10'6 (6.93m x 3.20m )

Double glazed French style doors to rear opening onto garden, double glazed windows to side and rear, radiator, glass vaulted ceiling, tiled floor, door to:

#### **UTILITY:**

8'9 x 7'4 (2.67m x 2.24m )

Wall mounted electric radiator, bank of full height storage cupboards, space for tumble dryer, wood effect floor, inset downlights.

#### **EXTERIOR:**

#### **REAR GARDEN:**

Commencing with a large raised decked seating area leading to remainder which is predominantly laid to lawn with various planted beds and borders, timber storage shed, exterior power points and cold water tap, side access paths and gates to either side of bungalow leading to:

#### **FRONTAGE:**

Block paved driveway providing off road parking for multiple vehicles and access to garage, side access path and gate leading to rear garden, further laid to lawn garden area, dwarfed wall to front boundary.

#### **TENURE & COUNCIL TAX:**

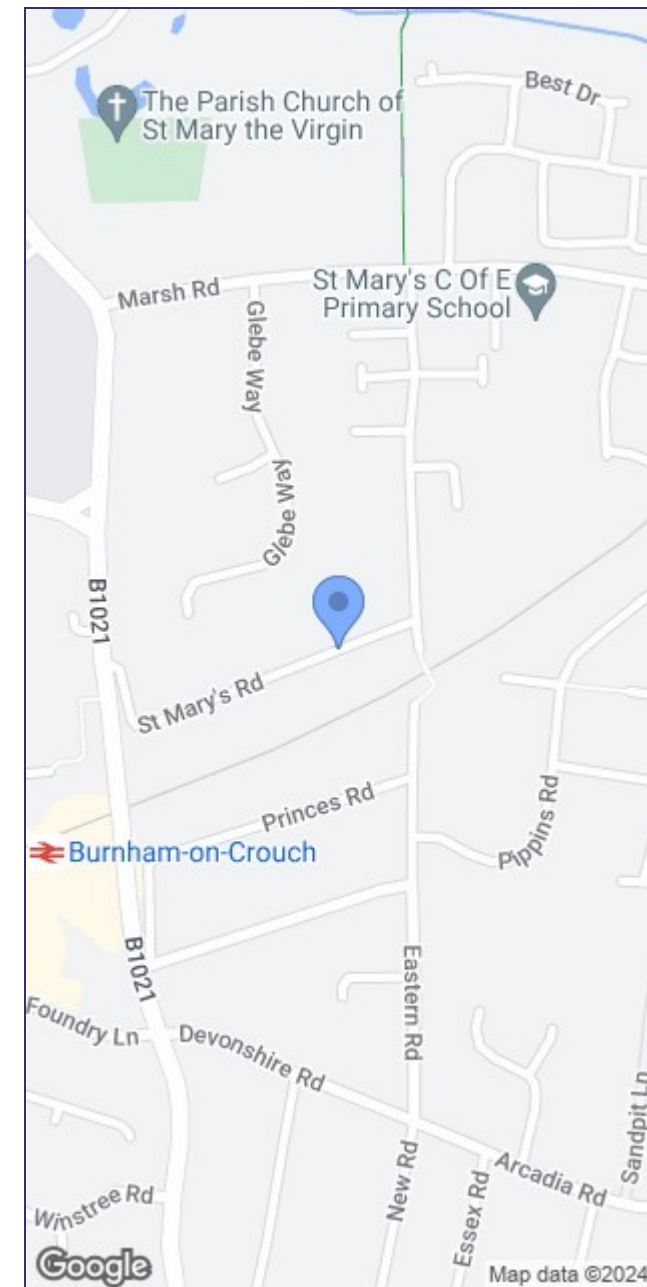
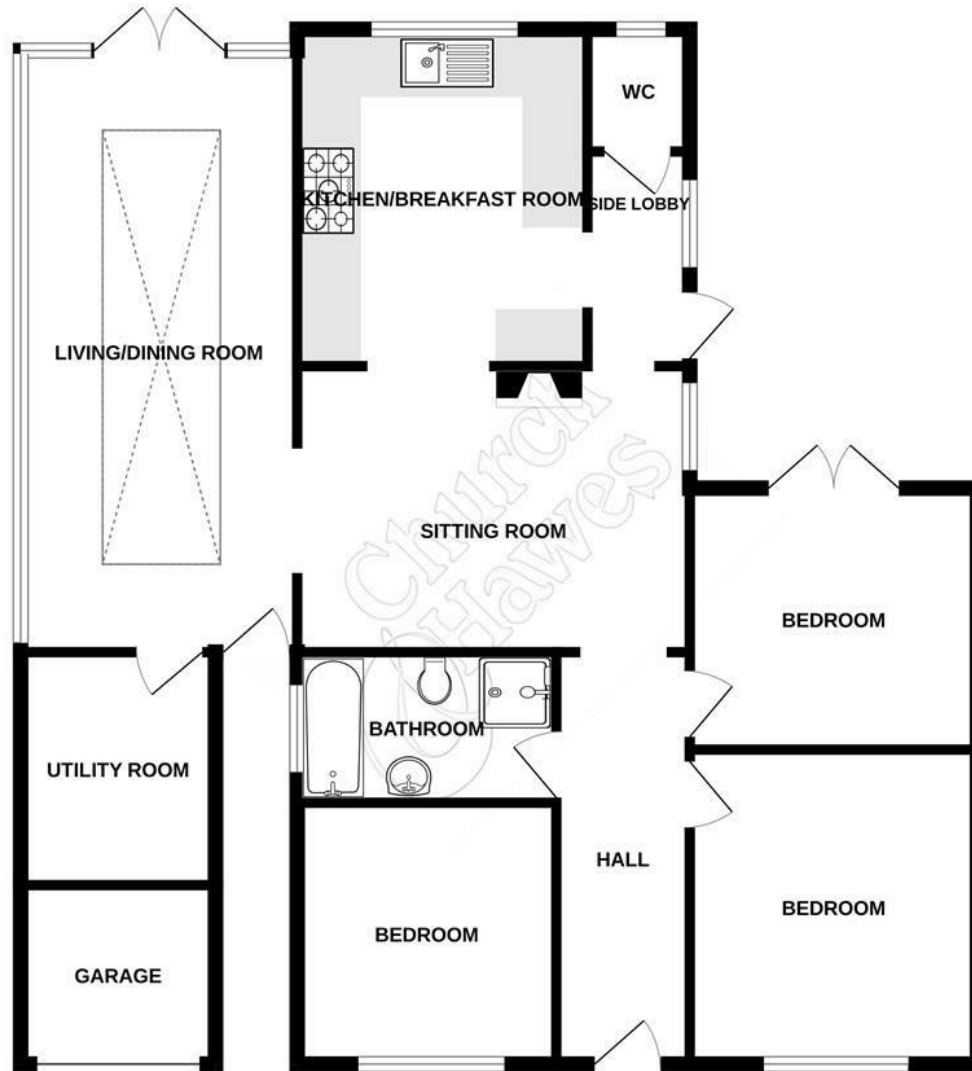
This property is being sold freehold and is Council Tax Band D.

#### **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 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.



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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