



**Church
Hawes**
For Sale
01421 782632

HEWES
01245 321114

Princes Road, Burnham-on-crouch, Essex CM0 8BX
Price £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Favourably positioned within walking distance of Burnham's railway station, post office and doctors surgery along a quiet residential turning is this extended, wonderfully maintained and deceptively spacious detached bungalow. Living accommodation commences with an entrance hall leading to an impressive dual aspect living room, three double bedrooms, all of which are complimented by built in wardrobes, family bath/shower room, separate WC and generously sized kitchen with a study/potential 4th bedroom to the side and opening to a dual aspect dining room at the rear. Externally, the property enjoys a stunning rear garden with raised fish pond while a low maintenance frontage offers extensive off road parking and vehicular access along the side of the bungalow with wide opening gates also providing access to a detached garage at the rear. The sought after position, wonderfully spacious living accommodation and impressive rear garden and parking all have to be seen to be fully appreciated so an early inspection is strongly advised. Energy Rating F.

ACCOMMODATION COMPRISES:

ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, large airing cupboard housing hot water cylinder and shelving, access to loft space, doors to:

LIVING ROOM:

20'5 x 12'3 >10'11 (6.22m x 3.73m >3.33m)

Dual aspect room with 2 double glazed windows to front and French style doors opening onto rear garden, 2 radiators, gas fire with display mantle over.

BEDROOM 1:

12'4 x 10' (3.76m x 3.05m)

Two double glazed windows to front, radiator, extensive range of built in wardrobes.

BEDROOM 2:

11'3 x 9'7 (3.43m x 2.92m)

Double glazed window to side, radiator, built in wardrobes.

BEDROOM 3:

9'11 x 9'7 (3.02m x 2.92m)

Double glazed window to side, radiator, built in wardrobes.

WC:

Obscure double glazed window to side, close coupled WC, tiled floor.

BATH/SHOWER ROOM:

7'11 x 6' (2.41m x 1.83m)

Obscure double glazed window to side, radiator, 3 piece suite comprising fully tiled shower cubicle, panelled bath with mixer tap and shower attachment and pedestal wash hand basin, part tiled walls, tiled floor.

KITCHEN:

12'10 x 8'1 (3.91m x 2.46m)

Double glazed window to side, extensive range of matching wall and base mounted storage units and drawers, roll edged work surface with inset 2 ½ bowl sink, built in 4-ring electric hob with extractor over, built in eye level double oven, space and plumbing for fridge/freezer, washing machine and dishwasher, part tiled walls, open plan to dining room, door to:

STUDY:

8'1 x 6'1 (2.46m x 1.85m)

Double glazed window to rear, radiator, this room has previously been used as a bedroom

DINING ROOM:

12'8 x 10'7 (3.86m x 3.23m)

Open plan from kitchen with double glazed window to rear and double glazed French style doors to side opening onto rear garden, radiator.

EXTERIOR - REAR GARDEN:

Commencing with both paved and decked seating areas leading to remainder which is predominantly laid to lawn with planted beds and borders, large raised brick fish pond with waterfall feature, 2 timber storage sheds, side access gate and path leading to front, wide opening gates and driveway to side leading to front and providing access to:

GARAGE:

Up ad over door to front, power and light connected, overhead storage timbers.

FRONTAGE:

Driveway leading up side of bungalow providing extensive off road parking and access to rear and garage via wide opening wooden gates, frontage is retained by dwarfed brick wall to boundary, side access gate and path to other side of bungalow.

TENURE & COUNCIL TAX:

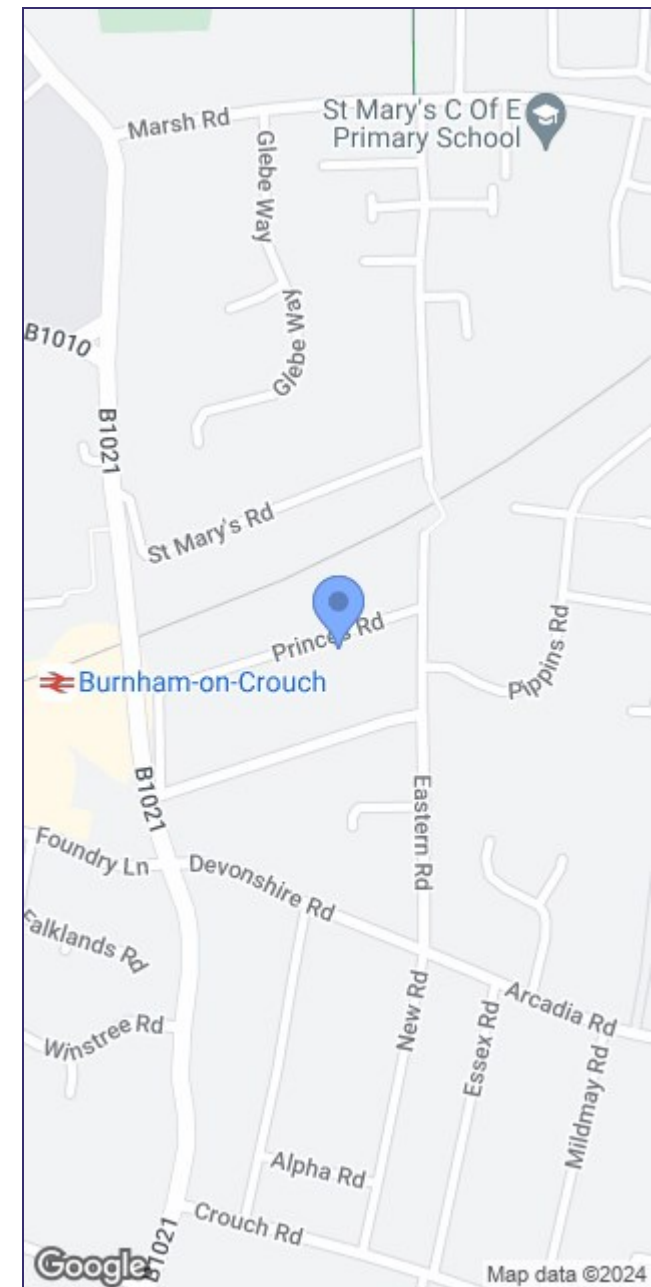
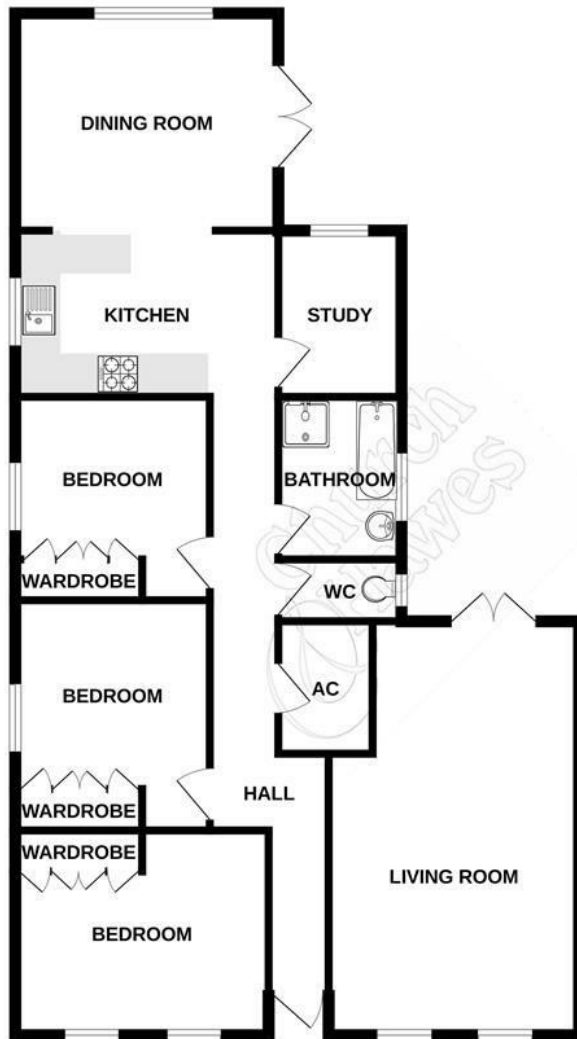
This property is being sold freehold and is Council Tax Band D.

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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