

Church Road, Burnham-on-Crouch, Essex CM0 8BZ
Price guide £530,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set on a quite stunning overall plot of approx. 0.25 of an acre and enjoying a wonderfully landscaped rear garden measuring approx. 173' x 45' is this vastly improved and extremely spacious detached bungalow offering a wealth of potential to possibly extend further (stpp). The property is set within the heart of Burnham and therefore offers the most convenient of locations with an array of local amenities including local shops, doctors surgery, post office, supermarket, marina and railway station all within walking distance as well as Burnham's historic High Street. Deceptively spacious living accommodation commences with an entrance hall leading to two well proportioned double bedrooms, one of which is complimented by an en-suite WC, refitted family bathroom, impressive living/dining room overlooking the stunning rear garden. The remaining living accommodation comprises a further reception room with staircase up to first floor where the third bedroom can be found, and a quite wonderful kitchen/breakfast room with an impressive vaulted ceiling. Externally, the property enjoys the aforementioned wonderful rear garden which offers a variety of segregated areas including formal lawn gardens, paved and decked seating/entertaining areas with hot tub and brick built barbecue area and a hard standing yard area at the rear ideal for those with animals. Viewing this property is strongly advised to fully appreciate both the substantial nature of this property in addition to it's wonderful aforementioned gardens. Energy Rating D.

FIRST FLOOR:

BEDROOM:

15'6 x 9'9 (4.72m x 2.97m)

Velux window to rear, further window to side, radiator, eaves storage cupboard.

LANDING:

Velux window to rear, eaves storage cupboard, walk-in airing/storage cupboard housing gas boiler.

GROUND FLOOR:

ENTRANCE STORM PORCH:

Tiled flooring, decorative wooden rails, leading to entrance door.

ENTRANCE HALL:

Composite entrance door to front, radiator, wood effect flooring, doors to:-

LIVING ROOM:

22'7 x 16' max (6.88m x 4.88m max)

Double glazed French style doors and windows opening on to rear garden, 2 radiators, gas fire with display mantle over, wood effect flooring, inset down lights.

KITCHEN/BREAKFAST ROOM:

23'1 x 12' (7.04m x 3.66m)

An impressive bright and airy room with Velux roof windows set into a wonderful vaulted ceiling, double glazed bay window to rear, further double glazed windows to side and double glazed French style entrance doors to side opening on to rear garden. Kitchen comprising a extensive range of matching wall and base mounted storage units and drawers with matching mobile island unit, tiled work surfaces with inset 1 ½ bowl single drainer sink unit, built-in four ring gas hob and eye level oven, space and plumbing for washing machine, tumble dryer, dishwasher and fridge/freezer, door to:-

RECEPTION/DINING ROOM:

Double glazed French style doors opening to side, radiator, down lights to ceiling, staircase to first floor.

BEDROOM:

12' x 11'4 (3.66m x 3.45m)

Double glazed window to front, radiator, range of fitted bedroom furniture including wardrobes, bedside cabinets and dressing table, inset down lights, door to:-

EN-SUITE WC:

Two piece white suite comprising WC and wash hand basin.

BEDROOM:

12'1 x 11'9 (3.68m x 3.58m)

Double glazed window to front, radiator, built-in wardrobe, inset down lights.

FAMILY BATHROOM:

Chrome heated towel rail, three piece white suite comprising WC with concealed cistern, wash hand basin set on vanity unit with storage cupboard below and panelled bath with mixer tap, shower over and glass screen, tiled walls and floor.

EXTERIOR - FRONTAGE:

Screened road frontage with gated entrance opening to a generously sized shingled driveway providing off road parking for several vehicles, side access to rear, access to:

GARAGE:

Wide opening double entrance doors to front, power and light connected.

REAR GARDEN:

approx 173' x 45' (approx 52.73m x 13.72m)

A wonderfully sized rear garden with a variety of separate areas separated by picket fencing throughout. Commencing with a large seating/entertaining area and a brick built covered barbecue area with power connected leading to remainder which is predominantly

laid to lawn throughout with a variety of mature and established shrubs and trees planted throughout, attractively paved path leads through centre of garden to rear where a large paved hard standing can be found ideal for those with dogs and a further area to the side which could also be used as a potential vegetable plot, external cold water tap, side access leading to front.

ADDITIONAL FEATURES:

Over the course of the last 18 months the property has been clad across the whole of the front of the property.

The property also offers air con/heating units in several rooms.

The property also benefits from CCTV around the exterior of the property and down the garden.

ADDITIONAL INFORMATION:

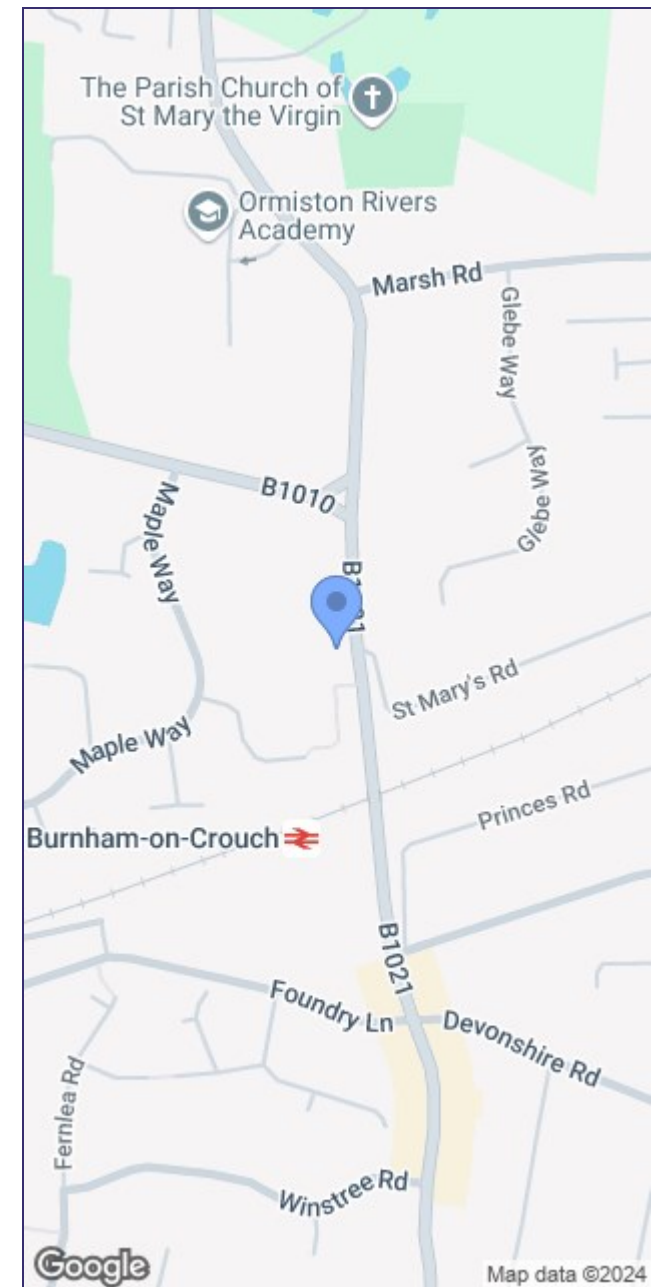
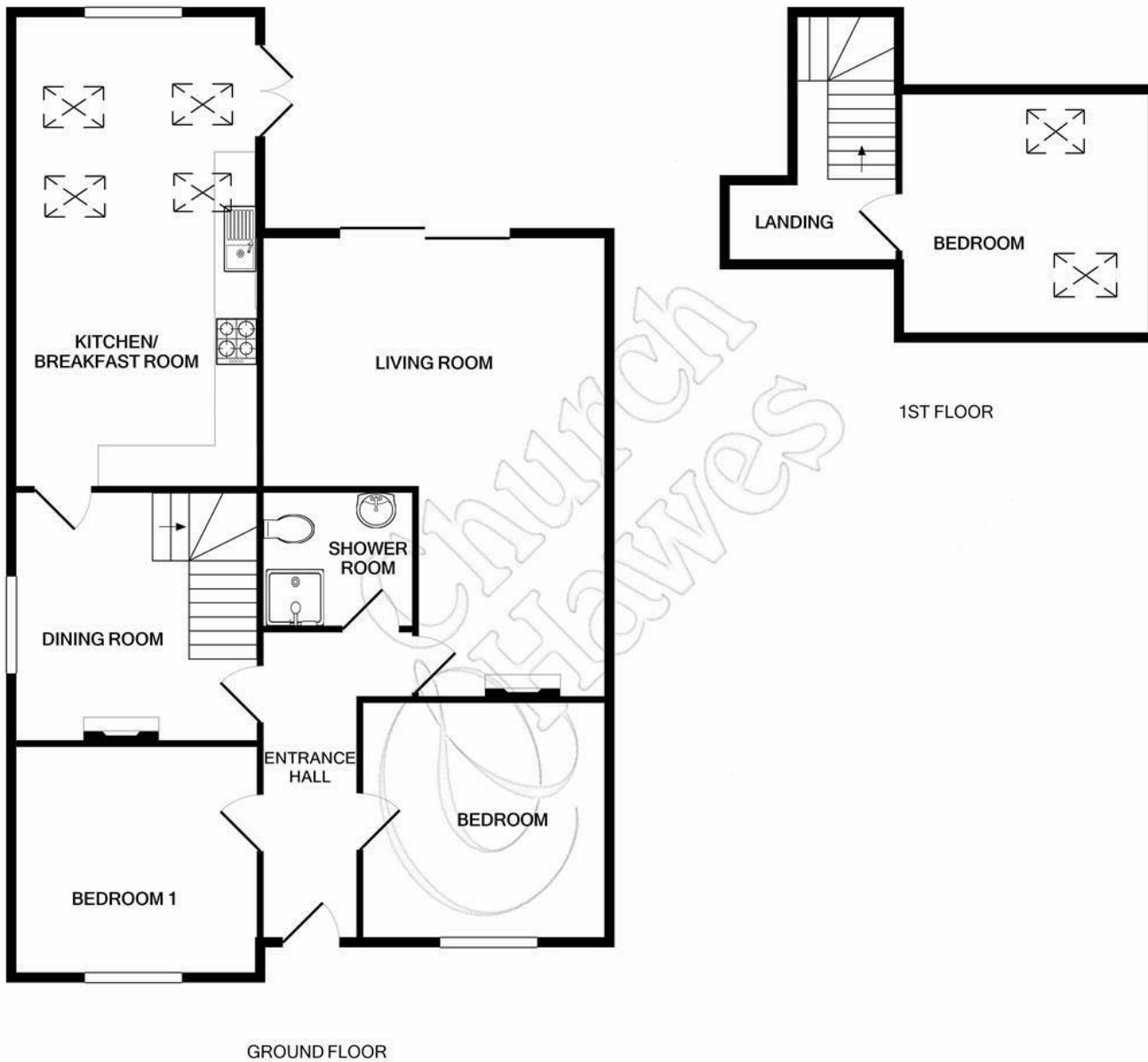
This is a freehold property and Council Tax Band D. All mains services connected.

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.

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 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 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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