

www.churchandhawes.com

156 Station Road, Burnham on Crouch,  
Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 5 Falklands Road, Burnham-On-Crouch, Essex CM0 8SN £265,000

NO ONWARD CHAIN. IDEAL INVESTMENT/FIRST TIME PURCHASE. A very well presented two bedroom terraced property conveniently situated for an array of local amenities including supermarket, doctors surgery, post office and railway station with direct links into London Liverpool Street. Extended living accommodation on offer includes the two bedrooms and a family bathroom to the first floor while the ground floor commences with an entrance hall leading to a living room which is open plan to a kitchen area and also provides access to a stunning dining room with vaulted glass ceiling and French style doors opening on to a well maintained rear garden. Off road parking is available at the rear of the property via one allocated space in addition to further visitors parking. Energy Rating C.



**FIRST FLOOR:**

**LANDING:**

Radiator, access to loft space, staircase down to ground floor, doors to:-

**BEDROOM ONE: 10'7 x 8'7 (3.23m x 2.62m)**

Double glazed window to rear, radiator, built in over stairs storage cupboard.

**BEDROOM TWO: 8'8 x 7'6 (2.64m x 2.29m)**

Double glazed window to front, radiator.

**SHOWER ROOM:**

Obscure double glazed window to front, three piece white suite comprising fully tiled walk in double shower with glass screen, close coupled WC and vanity wash hand basin with storage cupboard below and tiled splash back, wood effect flooring, extractor fan.

**GROUND FLOOR:**

**ENTRANCE HALL:**

Part obscure double glazed entrance door front, built in storage cupboard, wood effect flooring, door to:-

**LIVING ROOM: 13'10 > 10'6 x 11'11 (4.22m > 3.20m x 3.63m)**

Double glazed window and French style doors opening to the dining room, radiator, staircase to first floor, built in under stairs storage cupboard, open plan to:-

**KITCHEN AREA: 9'7 x 5'3 (2.92m x 1.60m)**

Double glazed window to front, range of matching oak fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset one and half bowl single drainer sink unit, built in four ring gas hob with extractor hood over and oven below, space and plumbing for fridge/freezer and washing machine, part tiled walls, wood effect flooring.

**DINING ROOM: 13'8 x 12'5 (4.17m x 3.78m)**

Double glazed French style doors opening on to rear garden, two double glazed windows to rear, three radiators (two vertical), vaulted glass ceiling.

**EXTERIOR:**

**REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted beds to borders, timber storage shed with power connected, rear access gate leading to:-

**PARKING:**

One allocated parking space, further visitors parking bays.

**FRONT:**

Laid to lawn with path leading to front entrance door.

**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.

**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, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and 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.



GROUND FLOOR

1ST FLOOR



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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