



Church Road, Burnham-on-Crouch, Essex CM0 8DA
Guide price £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £525,000 TO £550,000EXTENDED & STYLISHLY PRESENTED DETACHED FAMILY HOME*** Having been extended, vastly improved and wonderfully maintained since, is this stunning detached family home offering a wealth of deceptively spacious living accommodation throughout and a convenient position within walking distance of Burnham's railway station, banks of the River Crouch, Country Park, marina and historic High Street with it's array of pubs, restaurants and independent business. Living accommodation commences with access from the side of the property into an inviting and spacious entrance hall leading to a sitting/cinema room, cloakroom, utility room, laundry room and simply stunning open plan kitchen/dining/family room at the rear with bi-folding doors opening on to an attractive rear garden. The first floor then offers an equally spacious landing leading to four well proportioned bedrooms, one of which is complimented by the potential for an en-suite shower room, and refitted bathroom. Additionally, one of the four bedrooms is currently being utilised as a dressing room with a range of built in wardrobes and a dresser unit. Externally, the property enjoys the aforementioned attractive rear garden, while the generous frontage offers a gated vehicular access, extensive off road parking and access to an integral garage. Viewing is strongly advised. Energy Rating E.

FIRST FLOOR:

LANDING:

Return staircase down to ground floor, double glazed window to side with fitted shutters, wood panelled walls, access to loft space, doors to:-

BEDROOM ONE:

18'9 > 12'1 x 11'5 (5.72m > 3.68m x 3.48m)

Dual aspect room with double glazed windows to side and rear with fitted shutters, radiators, wood panelled walls, door to:-

EN-SUITE:

The en-suite has it's 'first fix' installed including plumbing for a three piece white suite comprising shower, wash hand basin and WC, inset downlights, extractor fan.

BEDROOM TWO:

12'1 inc wardrobe depth x 10'9 (3.68m inc wardrobe depth x 3.28m)

Double glazed window to front with fitted shutters, radiator, built in wardrobes and drawers.

BEDROOM THREE:

12'1 x 9' (3.68m x 2.74m)

Double glazed window to front with fitted shutters, radiator.

BEDROOM FOUR/DRESSING ROOM:

9'10 inc wardrobe depth x 9'8 (3.00m inc wardrobe depth x 2.95m)
Double glazed window to rear with fitted shutters, radiator, extensive range of fitted wardrobes and drawers.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close couple WC and wall mounted wash hand basin, part tiled walls, tiled floor.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door and window to side, vertical radiator, part wood panelled walls, wood effect flooring, staircase to first floor, doors to:-

CLOAKROOM:

Obscure double glazed window to side, two piece white suite comprising WC with concealed cistern and wall mounted wash hand basin, part tiled walls, wood effect flooring, inset downlights.

UTILITY ROOM:

7'3 x 6'4 (2.21m x 1.93m)

Currently unfinished with entrance door and window to side, roll edge work surface with inset sink & drainer unit and storage cupboards below, door to:-

LAUNDRY ROOM:

8'2 x 5'5 (2.49m x 1.65m)

Space and plumbing for washing machine and tumble dryer, fitted storage units, wall mounted boiler, obscure glazed door into rear of garage.

KITCHEN/DINING/FAMILY ROOM:

19'6 x 18'6 (5.94m x 5.64m)

Double glazed bi-folding doors to rear, two double glazed Velux windows, two vertical radiators, extensive range of matching 'shaker' style wall and base mounted storage units and drawers, Quartz work surfaces with inset single bowl ceramic sink unit with drainer grooves to side, 'Rangemaster' oven to remain, large matching island unit, integrated fridge, freezer and dishwasher, part wood panelled walls, wood effect flooring.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with planted beds to borders and timber built storage shed/workshop at the rear, external cold water tap, side access gate and path leading to:-

FRONTAGE:

Accessed via a 5 bar wooden gate to the front boundary opening to a large block paved driveway with beds to borders, side access path and gate leading to rear garden, access to:-

GARAGE:

12'11 x 10'9 (3.94m x 3.28m)

Up and over door to front, power and light connected, door at rear into laundry room.

TENURE & COUNCIL TAX:

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

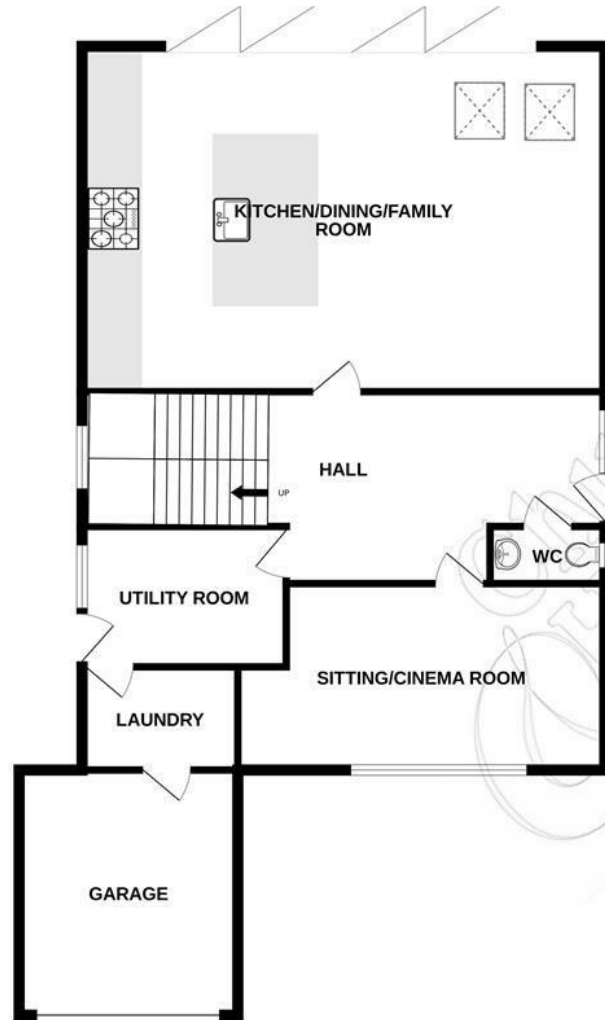
BURNHAM-ON-CROUCH:

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 9,500 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.

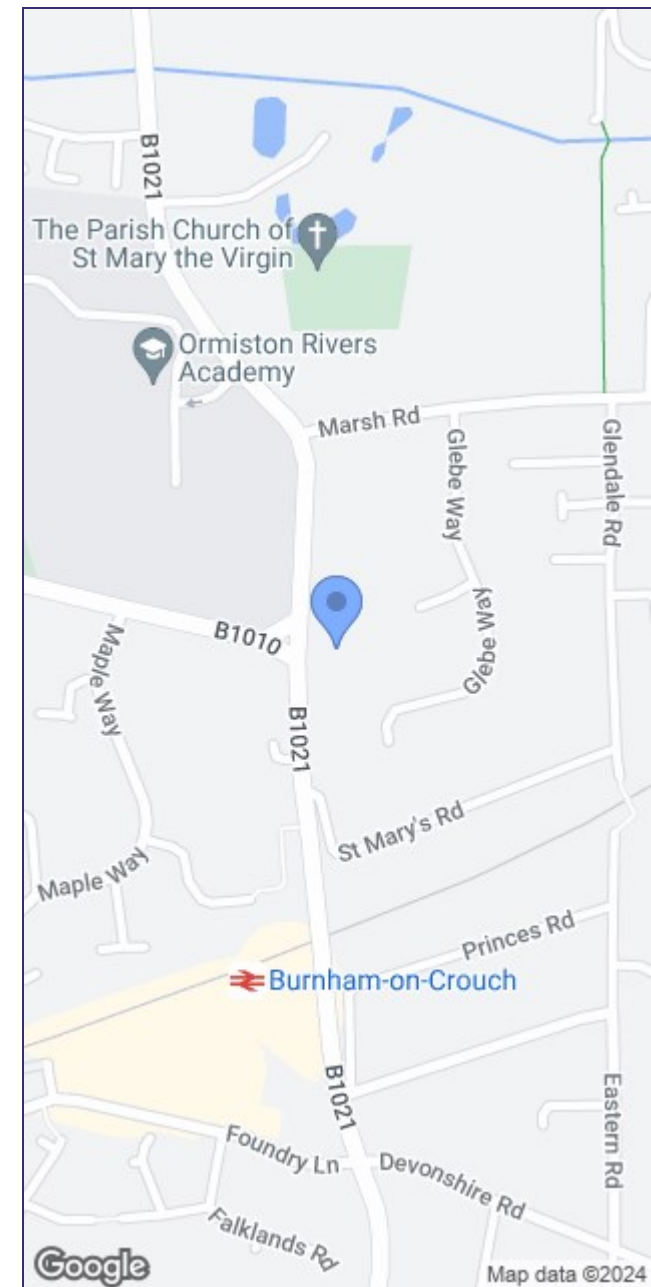
AGENTS NOTES:

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.

GROUND FLOOR



1ST FLOOR



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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