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Church & Hawes

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15 Endeavour Way, Burnham-On-Crouch, Essex CM0 8FY Guide price £310,000

Guide Price £310,000 - £320,000 Being Offered with NO ONWARD CHAIN is this fabulous 2 bedroom semi-detached house located on the outskirts of Burnham on Crouch within a new development overlooking open parkland. Accommodation includes 2 first floor bedrooms, family bathroom and landing whilst the ground floor offers an entrance hallway, cloakroom, fitted kitchen and lounge/diner. Externally there is an attractive frontage with driveway parking for up to 3 vehicles and a generous enclosed rear garden. Other benefits include gas fired central heating system and double glazed windows and doors. Due to the rarity of this type of property we recommended viewing at your earliest convenience. EPC Rating: B.



FIRST FLOOR:

BEDROOM 1: 12'9 x 8'9 (3.89m x 2.67m)

Two double glazed windows to rear overlooking rear garden, radiator, wall mounted thermostatic control.

BEDROOM 2: 12'9 x 8'6 (3.89m x 2.59m)

Two double glazed windows to front, radiator, access to loft space, built in storage cupboard.

BATHROOM: 6'1 x 5'11 (1.85m x 1.80m)

Three piece white suite comprising panelled bath with shower over and glass screen, close coupled wc and pedestal wash hand basin with tiled splash back, heated towel rail, part tiled walls, extractor fan.

LANDING:

Oak rail balustrade staircase leading to:

GROUND FLOOR:

ENTRANCE HALL:

Composite entrance door to front, double glazed window to side, radiator, wood effect flooring, access to:

CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splash back, wood effect flooring.

KITCHEN: 10'1 x 5'10 (3.07m x 1.78m)

Double glazed window to front, kitchen comprising single drainer stainless steel sink unit set in roll edged work surface, 4-ring gas hob with extractor hood over and single oven below, stainless steel splash backs, range of matching high gloss wall and base mounted storage units with drawers, space and plumbing for washing machine, dishwasher and fridge/freezer, concealed gas fired combi boiler, wood effect flooring.

LOUNGE/DINER: 14'4 x 12'10 (4.37m x 3.91m)

Double glazed double doors opening to rear garden, 2 radiators, built in under stairs storage cupboard housing consumer unit.

EXTERIOR - FRONT:

An independent frontage which has a block paved driveway providing off road parking for up to 3 vehicles, the remainder is laid to lawn with planted shrub borders.

REAR GARDEN:

A generous rear garden accessed via a side gate, commencing with a block paved pathway with the remainder being laid to lawn with decorative bark borders.

BURNHAM ON CROUCH:

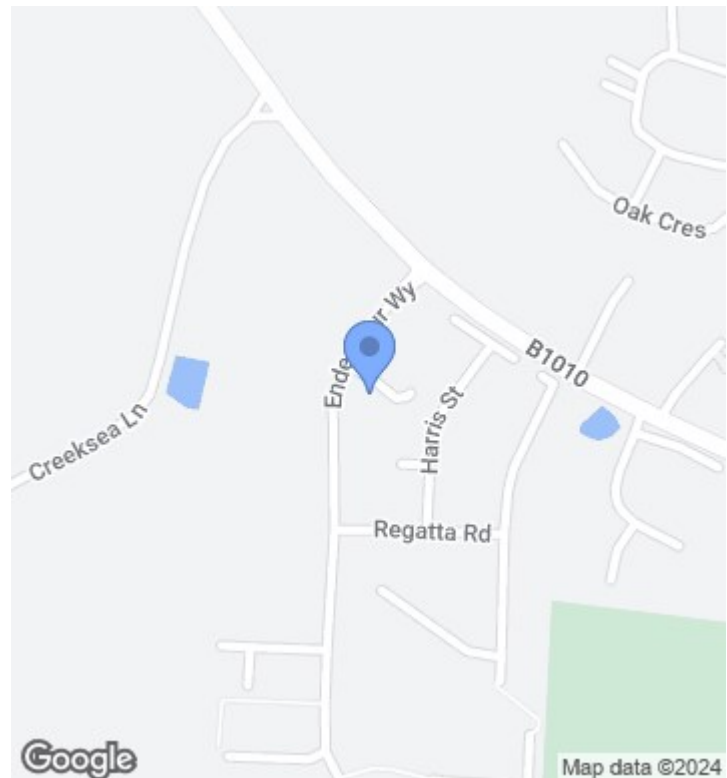
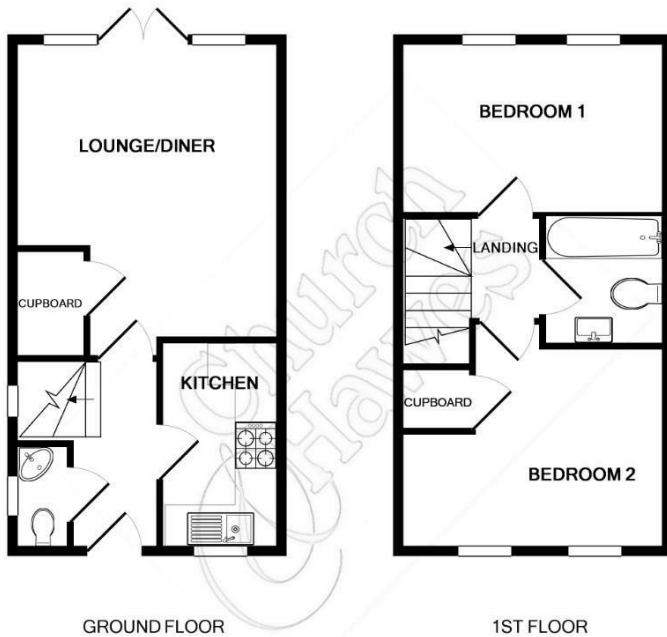
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 7,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many 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.

TENURE & COUNCIL TAX INFORMATION:

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



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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