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8 Cedar Grove, Burnham-on-Crouch, Essex CM0 8DQ Price £290,000

CUL-DE-SAC POSITION WITH NO ONWARD CHAIN*** Set in the corner of a quiet no through turning on the ever sought after Maple Leaf development is this unique bungalow which offers deceptively spacious living accommodation throughout. The property does require modernisation throughout, however it offers wonderful potential to both improve and extend (stp) and when compared to other bungalows in the immediate vicinity offers an individual layout with an entrance hall leading to a living room which opens to a further sitting area which was previously a 2nd bedroom and could easily be created again, shower room and main bedroom with a range of built in wardrobes opening on to an ensuite/dressing area. There is then a kitchen opening to a dining area at the rear. Externally, the property enjoys an attractive rear garden and a side access leading to an equally aesthetically pleasing frontage. In addition there is also off road parking on offer via a driveway to the front of a garage which is located in a block. Viewing strongly advised. Energy Rating F.



ACCOMMODATION COMPRISING:

ENTRANCE HALL:

Obscure double glazed entrance door to side, airing cupboard housing hot water cylinder, built in storage cupboard, access to loft space which is sectioned into 3 areas/rooms (fully boarded with power and light and fitted loft ladder), doors to:-

LIVING ROOM: 16'2 x 11'8 (4.93m x 3.56m)

Double glazed window to front, electric radiator, fireplace with display mantle over, opening to:-

SITTING ROOM/PREVIOUS BEDROOM: 10'11 x 8'8 (3.33m x 2.64m)

Double glazed window to side, electric radiator.

SHOWER ROOM:

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising walk in both with seat, side door, mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, wall mounted cabinet, part tiled walls, tiled floor, extractor fan.

BEDROOM: 10'10 x 9'9 plus wardrobes (3.30m x 2.97m plus wardrobes)

Range of built in wardrobes and dresser unit, opening to:-

DRESSING AREA/EN-SUITE: 8'10 x 7'9 (2.69m x 2.36m)

Double glazed window to rear, electric radiator, two piece suite comprising fully tiled double shower with bi-folding glass door and wash hand basin set into vanity unit with storage cupboards below, further built in dresser unit and wardrobe.

KITCHEN: 10'10 x 7'11 (3.30m x 2.41m)

Double glazed window to side, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor over, built in eye level double oven, space and plumbing for washing machine, fridge and freezer, tiled walls, opening to:-

DINING AREA: 13'7 x 7'9 (4.14m x 2.36m)

Double glazed sliding patio door opening on to rear garden, obscure double glazed entrance door to side, electric radiator.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area to the side of the bungalow continuing to the rear which then in turn leads to the remainder which is predominantly laid to lawn with various planted beds to borders, fish pond and two further raised decked seating areas, external cold water tap, timber storage shed, side access gate leading to:-

FRONTAGE:

Mainly laid to lawn with path leading to side access gate.

PARKING & GARAGE:

Parking for one vehicle to the front of a garage which is located in a block with an up and over door to front.

TENURE & COUNCIL TAX:

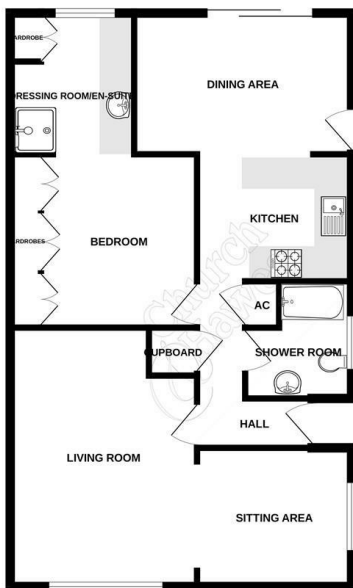
This property is being sold freehold and is Tax Band C.

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 Creeksia 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other areas are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The finished appearance and floorplan of the property shown here will be based on the plans to their availability or efficiency can be given. Made with MyHome 02022

