



Oak Crescent, Burnham-On-Crouch, CM0 8FP
Guide price £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £400,000 TO £415,000**** Offered for sale with NO ONWARD CHAIN and positioned fantastically on the fringes of this most sought after modern development overlooking a wonderful, picturesque greensward to the front, is this stunningly presented and extremely well maintained detached family home. One of this property's most prominent features is it's desirable and quiet position, yet is still only a short walk to the centre of Burnham and an array of local amenities, including schools, doctors surgery, post office and various pubs, shops and restaurants, not to mention tranquil walks along the banks of the River Crouch. Light, airy and spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a living room, cloakroom and impressive kitchen/diner with integrated appliances and an adjoining utility room. The first floor then offers a spacious landing leading to a family bathroom and three double bedrooms, the largest of which offers views over the aforementioned greensward and is complimented by an en-suite shower room. Externally, the property enjoys a well presented and generously sized rear garden while the frontage offers off road parking for two vehicles via a block paved driveway. Viewing is strongly advised. Energy Rating B.

FIRST FLOOR:

LANDING:

Double glazed window to side, large built in storage cupboard, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE:

11'10 x 10'9 (3.61m x 3.28m)

Double glazed window to front, radiator, door to:-

EN-SUITE:

Obscure double glazed window to front, radiator, three piece white suite comprising fully tiled shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, tiled floor, extractor fan.

BEDROOM TWO:

9'5 x 9'3 (2.87m x 2.82m)

Double glazed window to rear, radiator.

BEDROOM THREE:

9'5 x 8'6 (2.87m x 2.59m)

Double glazed window to rear, radiator, built in wardrobes.

FAMILY BATHROOM:

Obscure double glazed window to side, radiator, three piece white

suite comprising panelled bath with mixer tap and tiled splash back, pedestal wash hand basin and close coupled WC, part tiled walls, tiled floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to side, double glazed window to side, radiator, staircase to first floor, built in storage cupboard, wood effect flooring, doors to:-

LIVING ROOM:

12'10 > 11' x 12'2 (3.91m > 3.35m x 3.71m)

Double glazed window to front, radiator, wood effect floor.

CLOAKROOM:

Radiator, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, extractor fan, wood effect floor.

KITCHEN/DINER:

18'1 x 9'3 (5.51m x 2.82m)

Double glazed French style doors opening on to rear garden, double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor hood over and oven below, integrated fridge/freezer, space and plumbing for dishwasher, wood effect flooring, door to:-

UTILITY ROOM:

5'8 x 5'3 (1.73m x 1.60m)

Obscure double glazed entrance door to side, radiator, roll edge work surface with storage cupboard and space and plumbing for washing machine below, built in storage cupboard, wall mounted boiler, wood effect floor.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn with paved storage area to side, side access gate leading to:-

FRONTAGE:

Block paved driveway providing off road parking for two vehicles, side access gate leading to rear garden.

TENURE & COUNCIL TAX:

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

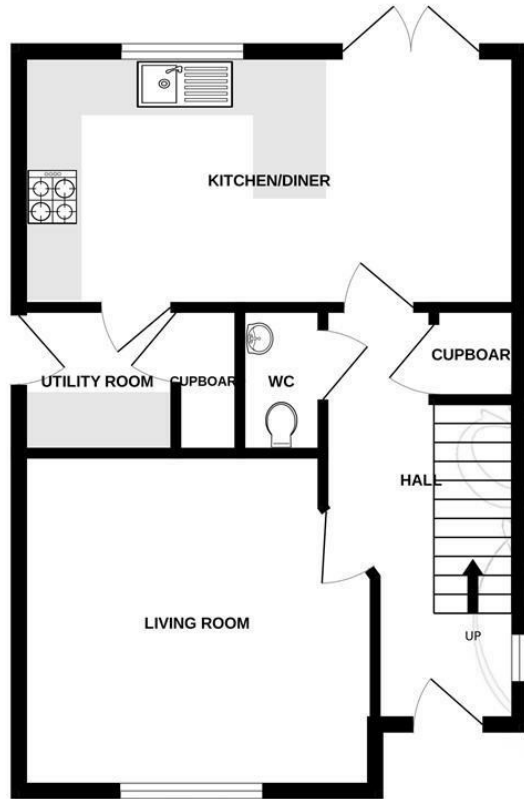
BURNHAM-ON-CROUCH:

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.

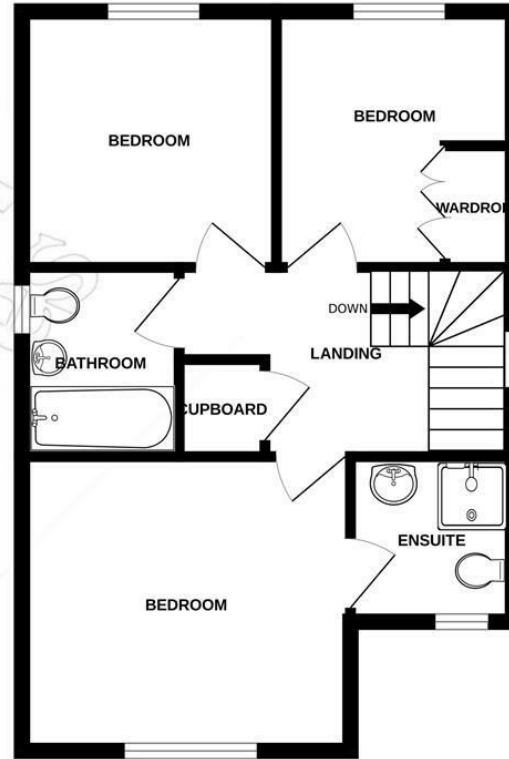
AGENTS NOTES:

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 have been 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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