



The Grove, Burnham-on-Crouch, Essex CM0 8GU  
Price £535,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Built in 2021 and therefore still offering the benefit of nearly 7 years remaining of an Allianz 10 year structural guarantee, is this stunning detached bungalow positioned favourably at the end of a private no through turning. The location is highly desired within the prestigious Stoney Hills area on the fringes of Burnham-on-Crouch in a semi-rural location, yet still offers convenient access to an array of local amenities including shops, pubs, restaurants, post office, doctors surgery and railway station with links into London Liverpool Street. The property has been finished and maintained to superb standard throughout with light and airy living accommodation commencing with a generously sized entrance hall leading to three well proportioned double bedrooms, one of which is complimented by an en-suite shower room, family bathroom and an impressive kitchen/diner with integrated appliances and adjoining utility room and opens to a wonderful dual aspect living area. Externally, the property enjoys a driveway providing off road parking for two vehicles and access to a single garage as well as impressive wrap around gardens which are predominantly laid to lawn. A further impressive feature includes individually controlled under floor heating all powered by a Vaillant air source heat pump. Viewing is strongly advised. Energy Rating C.

#### ACCOMMODATION COMPRISES:

Part glazed composite entrance door and window to front, built in storage cupboard housing manifolds for underfloor heating, access to loft space, inset downlights, wood effect floor, doors to:

#### BEDROOM 1:

12'4 x 12'3 > 10'7 (3.76m x 3.73m > 3.23m )

Double glazed window to front, door to:

#### EN-SUITE:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, part tiled walls, wood effect floor, inset downlights, extractor fan.

#### BEDROOM 2:

13'7 x 8'1 (4.14m x 2.46m )

Double glazed window to rear.

#### BEDROOM 3:

10'4 x 10'2 > 8'8 (3.15m x 3.10m > 2.64m )

Double glazed window to front.

#### FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, wall mounted cabinet, part tiled walls, wood effect floor, inset downlights, extractor fan.

#### KITCHEN/DINER:

26'2 x 9'11 (7.98m x 3.02m )

Double glazed windows to side and rear, extensive range of 'Shaker' style wall and base mounted storage units and drawers, roll edged work surface with inset 1 ½ bowl/single drainer composite sink unit, built in 4-ring electric hob with extractor hood over, built in eye level double oven, integrated fridge/freezer and dishwasher, wood effect floor, door to utility, inset downlights, opening to:

#### LIVING ROOM:

16'4 x 13'8 (4.98m x 4.17m )

Dual aspect room with double glazed windows to side and double glazed French style doors to other side opening to gardens, continuation of wood effect floor, inset downlights.

#### UTILITY:

7'8 x 5'5 (2.34m x 1.65m )

Double glazed entrance door to rear, range of matching 'Shaker' style wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer composite sink unit, space and plumbing for washing machine and tumble dryer continuation of wood effect floor, inset downlights.

#### EXTERIOR:

#### GARDENS:

The gardens both sides and the rear of the property, commencing with a paved patio seating area leading to the remainder which are predominantly laid to lawn, external cold water tap, side access gate leading to:-

#### FRONTAGE:

The property is approached via a private shingled road through the small development leading to a block paved ramped path leading to the bungalow with planted beds to front, block paved driveway providing off road parking leading to:-

#### GARAGE:

Up and over door to front, power and light connected, overhead storage timbers, personal door to side.

#### TENURE & COUNCIL TAX BAND:

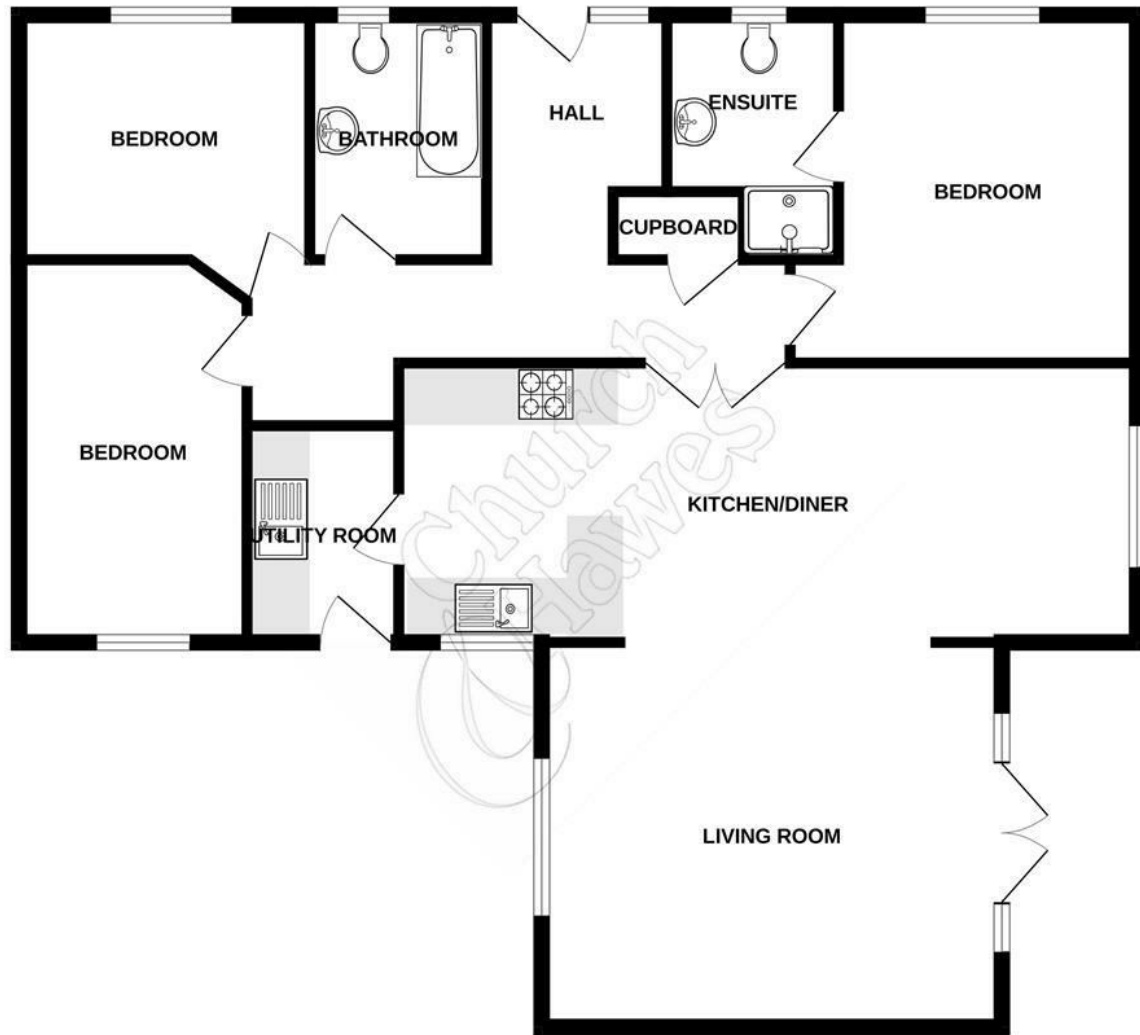
This property is being sold freehold and is Tax Band E.

#### 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.

#### 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.



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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