



Maldon Road, Burnham-On-Crouch, Essex CM0 8NP  
Price £800,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



One of Burnham's oldest and most imposing properties offering vast and versatile accommodation over two floors.

A stunning Grade II listed detached residence located in a sought after position offering easy access both in and out of the town. The property is set centrally on an overall plot measuring approximately 0.25 of an acre, boasting extensive driveway parking, double detached garage, swimming pool and landscaped south facing walled garden. The internal accommodation comprises 5/6 bedrooms on the first floor alongside a re fitted en-suite and family bathroom, two staircases lead to the ground floor where you find an entrance porch, four large receptions rooms, re fitted shower room and an open plan re fitted kitchen/breakfast room. Due to the size and arrangement of accommodation, we do feel that the property ideally lends itself for the potential of a self contained annex/separate teenager space to one side of the property.

There are local amenities within easy access including Burnham's train station which offers direct link to London Liverpool Street, marina, doctors surgery, post office, supermarket and other retail shops and restaurants.

The property has the added advantage of being sold with NO ONWARD CHAIN.

## FIRST FLOOR:

### BEDROOM 1:

13'2 x 13'1 (4.01m x 3.99m)

Window to rear, radiator, exposed floorboards, door to:

### EN-SUITE:

8'3 x 5' (2.51m x 1.52m)

Obscure window to side, heated ladder towel rail, 3 piece white suite comprising fully tiled shower cubicle, close coupled WC, his and hers wash hand basins, tiled flooring, inset spotlights, wall mounted mirror fronted vanity storage units, underfloor heating, extractor fan.

### LANDING 1:

Windows to front and side, radiator, access to loft space, exposed floorboards, balustrade staircase to rear lobby, door to Bedroom 1 and to:

### BEDROOM/LIBRARY:

17' x 14'6 (5.18m x 4.42m)

Double glazed window to front, radiator, exposed floorboards, vaulted ceiling with exposed beams, door to storage cupboard measuring 6'9 x 6'.

### LANDING 2:

12'1 x 6'3 (3.68m x 1.91m)

Obscure glazed window to Bathroom, radiator, vaulted ceiling, access to Bedrooms 2 and 3, inner hallway leading to:

### BEDROOM 2:

13'7 x 12' (4.14m x 3.66m)

Window to rear, radiator, wooden flooring.

### BEDROOM 3:

13'9 x 9'2 (4.19m x 2.79m)

Double glazed window to front, radiator, vaulted ceiling with exposed beams.

### BEDROOM 4:

12'5 x 12' (3.78m x 3.66m)

Window to rear, radiator, access to loft space.

### BEDROOM 5:

10'2 x 7'6 (3.10m x 2.29m)

Double glazed window to side, radiator, access to loft space, wooden flooring.

### BATHROOM:

12'1 x 7'3 (3.68m x 2.21m)

Obscure window to side, heated ladder towel rail, 5 piece refitted luxury suite comprising freestanding bath with shower mixer tap, close coupled WC, bidet, shower cubicle and wash hand basin set on vanity storage unit, fully tiled with underfloor heating, access to loft space, airing cupboard housing hot water cylinder and immersion heater.

### GROUND FLOOR:

#### ENTRANCE PORCH:

5'2 x 4'6 (1.57m x 1.37m)

Part glazed entrance door to front, built in storage cupboard, tiled floor, door to:

#### LIVING ROOM:

16'9 x 15'6 (5.11m x 4.72m)

Bay window to front, 2 radiators, brick wall with built in fireplace, tiled hearth and gas fire, exposed beams, door to Sitting Room and to:

#### DINING ROOM:

15'5 x 12'2 (4.70m x 3.71m)

Window to rear, double doors opening to rear garden, radiator, exposed beams and brickwork, feature cast iron oven/bread oven, staircase to first floor and to:

#### KITCHEN/BREAKFAST ROOM:

25'4 x 12'4 (7.72m x 3.76m)

Windows to rear and side, double doors to side and door to opposite side, radiator, wall mounted gas fired boiler. A very well presented and well appointed re fitted kitchen comprising under mounted stainless steel sink unit, set in granite work surfaces, extensive range of fitted wall and base mounted storage units incorporating a walk in corner larder cupboard with courtesy lighting, large matching island with LED plinth lighting, pop up power unit in island, appliances include freestanding 'range' style oven and hob, integrated dishwasher, freestanding full height fridge and freezer, tiled under floor heating, door leading to outside/ lean to veranda.

#### SITTING ROOM:

16'9 x 12' (5.11m x 3.66m)

Bay window to front, 2 radiators, door to:

#### INNER LOBBY:

Window to front, radiator, wooden flooring, stairs to first floor, under stairs storage, doors to:

#### SHOWER ROOM:

7'10 x 6'3 (2.39m x 1.91m)

Window to side, heated towel rail, 4 piece suite comprising shower cubicle, bidet, close coupled WC and wash hand basin set on vanity storage unit, tiled flooring with underfloor heating.

### STUDY/PLAYROOM:

19'2 x 13' (5.84m x 3.96m)

Window to side and 2 windows to rear, radiator, door to rear garden, wooden flooring.

### EXTERIOR:

#### DOUBLE GARAGE:

21'8 x 17'3 (6.60m x 5.26m)

Power and light connected, boarded loft storage, electric car charging point (7kwh).

### FRONTAGE:

Independently accessed shingled driveway providing parking for numerous vehicles, mature hedging and trees to borders.

### REAR GARDEN:

A beautiful wrap around south facing garden, with mature planting, walled area, swimming pool, patio seating area and lawns.

### TENURE & COUNCIL TAX:

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

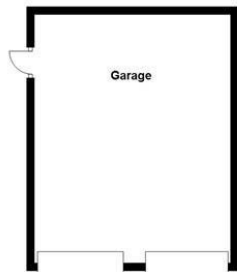
### AGENTS NOTE:

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.

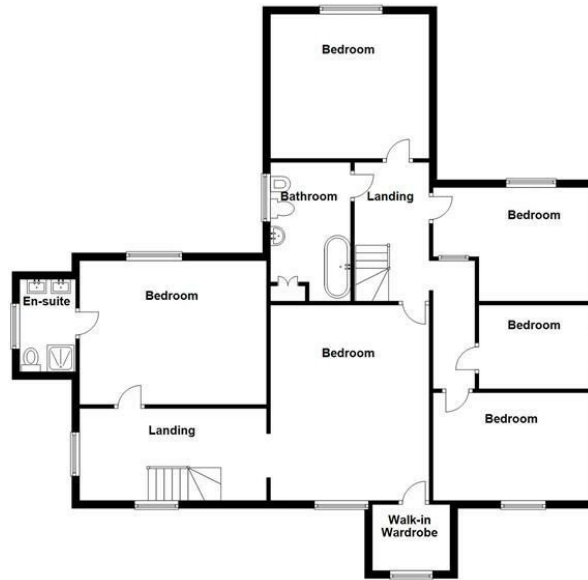
### BURNHAM-ON-CROUCH:

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.

Ground Floor



First Floor



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