



Remembrance Avenue, Burnham-on-Crouch, Essex CM0 8HA  
Price £499,950

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*IMPRESSIVE WATERSIDE DEVELOPMENT\*\*** Offering views across/towards the River Crouch and having been stylishly maintained since it's construction in 2017 is this four/five bedroom town house. The impressive and very well presented living accommodation commences on the ground floor with an inviting entrance hall leading to cloakroom, utility room and bedroom/hobby room which has been created from what was originally part of the garage. The first floor the offers a hallway/landing area leading to a stunning 'Shaker' style kitchen/diner with integrated appliances opening to a generously sized living room complimented by a balcony to the rear. The remaining bedrooms are then spread over the top two floors of the property with one having been utilised impressively as a dressing room while these bedrooms are also served by a family bathroom, top floor shower room and en-suite shower room to the master bedroom. Externally, the property enjoys a low maintenance courtyard garden which has been paved and decked throughout while an equally low maintenance frontage provides off road parking for two vehicles and access to the garage. These houses have been built with modern day living in mind, elegantly designed and with refined specifications. The development is ideally located for Burnham's quayside, country park and sea-wall walks. Burnham also has a railway station which offers commuter links into London Liverpool Street and surrounding areas with a journey time of approx. 65 minutes. Energy Rating B.

### THIRD FLOOR:

#### LANDING:

Staircase to second floor, doors to:

#### BEDROOM:

13'2 x 9'7 (4.01m x 2.92m)

Full height double glazed window to front with views across to the River Crouch, radiator.

#### DRESSING ROOM/BEDROOM:

9'8 x 6'10 (2.95m x 2.08m)

Double glazed Velux window, radiator fitted with a range of hanging rails and shelved storage units.

#### SHOWER ROOM:

Double glazed Velux window, radiator, 3 piece white suite comprising fully tiled shower cubicle with glass screen and door, wall mounted wash hand basin set on vanity unit with storage below and tiled splash back and close coupled WC, wood effect floor, extractor fan.

### SECOND FLOOR:

#### LANDING:

Double glazed window to front, radiator, staircase to third and first floors, doors to:

#### BEDROOM:

13'8 x 9'5 (4.17m x 2.87m)

Double glazed French style doors opening on to Juliet balcony, radiator, door to:-

#### EN-SUITE:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising

fully tiled shower cubicle with glass door and screen, wall mounted wash hand basin set on vanity unit with storage below and close coupled WC, wood effect floor, extractor fan.

#### BEDROOM:

15'2 x 10'1 (4.62m x 3.07m)

Double glazed windows and door to front opening on to Juliet balcony, radiator, built in wardrobe/storage cupboard.

#### FAMILY BATHROOM:

Three piece white suite comprising panelled bath with mixer tap, shower attachment over and tiled splash back, pedestal wash hand basin with tiled splash back and close coupled WC, radiator, wood effect flooring, extractor fan.

### FIRST FLOOR:

#### LANDING:

Double glazed window to front, under floor heating, staircase to second and ground floors, doors to:-

#### LIVING ROOM:

16'3 x 13'9 (4.95m x 4.19m)

Double glazed windows and door to rear opening on to balcony with windows either side, wood effect flooring with under floor heating, opening to:-

#### KITCHEN/DINER:

17'5 x 9'8 (5.31m x 2.95m)

Double glazed window to front, range of stylish matching 'Shaker' style wall and base mounted storage units and drawers, granite work surfaces with matching up stands and inset stainless steel sink unit with drainer grooves to side, built in four ring electric hob with glass extractor hood over, built in eye level double oven, integrated fridge/freezer and dishwasher, part tiled walls, wood effect flooring with underfloor heating.

### GROUND FLOOR:

#### ENTRANCE HALL:

Part glazed composite entrance door to front, radiator, staircase to first floor, doors to:-

#### UTILITY:

13'5 x 6'3 (4.09m x 1.91m)

Double glazed entrance door to rear, radiator, range of stylish matching 'Shaker' style base mounted storage units, granite work surface with inset stainless steel sink unit, space and plumbing for washing machine and tumble dryer.

#### CLOAKROOM:

Two piece white suite comprising wash hand basin and close coupled WC, radiator, wood effect flooring.

#### BEDROOM/HOBBY ROOM:

27'9 x 8'9 (8.46m x 2.67m)

Double glazed French style doors opening on to rear garden, solid oak flooring.

#### GARAGE:

8'11 x 8'9 (2.72m x 2.67m)

Up and over door to front, power and light connected.

### REAR GARDEN:

Low maintenance courtyard garden commencing a paved patio seating area leading to remainder which is decked with storage shed at the rear.

### EXTERIOR - FRONTAGE:

Block paved driveway to front with off road parking for two vehicles, access to garage.

### COUNCIL TAX & TENURE:

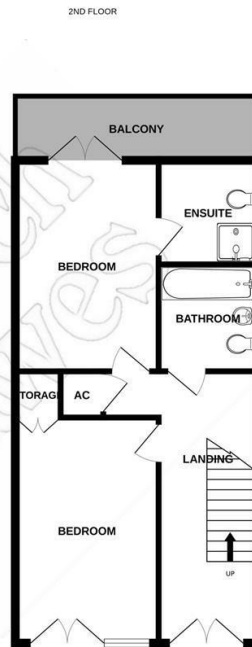
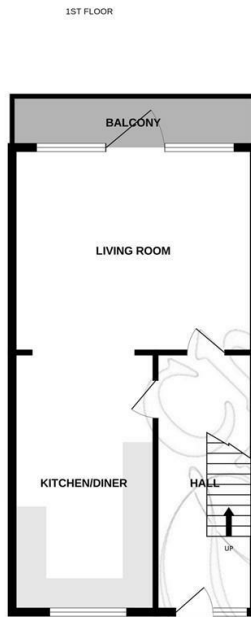
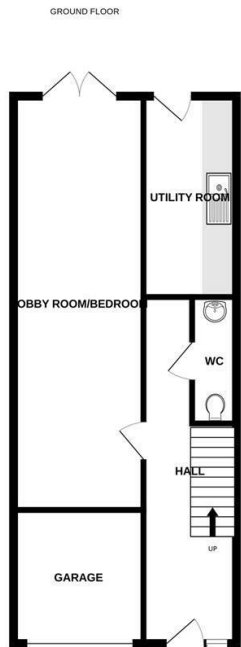
This property is being sold freehold and is Tax Band F.

### 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 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.



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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