



Winstree Road, Burnham-on-Crouch, Essex CM0 8ET  
Price £325,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



\*\*\*NO ONWARD CHAIN\*\*\* Favourably positioned in this sought after central cul-de-sac location is this well maintained family home. An array of local amenities are within walking distance including supermarket, doctors surgery, post office and mainline railway station with direct links into London Liverpool Street. The well proportioned accommodation commences on the ground floor with an entrance porch leading to a light and airy, dual aspect living/dining room which in turn leads to a kitchen/breakfast room with adjoining utility room and partially converted garage. The first floor is then served by three well proportioned bedrooms and a impressive refitted four piece family bathroom. Externally, the property enjoys an attractive westerly facing rear garden while the frontage offers a driveway which provides off road parking for up to three vehicles. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.

## FIRST FLOOR:

### MASTER BEDROOM:

15'1" x 8'0" (4.60 x 2.44)

Double glazed window to rear, built in storage cupboard housing gas fired combination boiler, radiator.

### BEDROOM 2:

12'0" x 8'9" (3.66 x 2.67)

Double glazed window to rear, built in wardrobe/storage cupboard, radiator.

### BEDROOM 3:

12'1" x 6'11" (3.68 x 2.11)

Double glazed window to front, radiator.

### BATHROOM:

10'2" x 8'3" (3.10 x 2.51)

Obscure double glazed window to front, four piece luxury white suite comprising double corner shower cubicle with 'Aqualisa' push button electric control, panelled bath, close coupled wc, pedestal wash hand basin, tiled flooring, part tiled walls, extractor fan, spotlights, heated ladder towel rail.

### LANDING:

Access to loft space, balustrade staircase leads to:-

### GROUND FLOOR:

#### ENTRANCE PORCH:

Part glazed composite entrance door to front, laminate flooring, part glazed door leading to:-

#### LOUNGE/DINER:

22'5" x 12'3" (6.83 x 3.73)

Two double glazed full height windows to front, double glazed french doors opening to rear garden, gas flame fire with feature surround and hearth, laminate flooring, two radiators, door to:-

#### KITCHEN/BREAKFAST ROOM:

18'5" x 7'10" (5.61 x 2.39)

Double glazed window to rear, fully glazed door to rear garden, 1½ bowl single drainer stainless steel sink unit set in patterned roll edge work surface, 4 ring gas hob with stainless steel extractor hood over, built in eye level oven, range of fitted wall and base mounted units complimented with drawer pack, integral fridge/freezer, tiled splash backs, radiator, door to garage/utility space.

#### EXTERIOR-FRONT:

The front of the property is approached via an independent concrete driveway providing off road parking for up to 3 vehicles, the remainder of the frontage is laid to lawn with planted shrub and tree borders, access to:-

#### GARAGE:

Single up and over door to front, power and light connected, utility space comprises work surface with space and plumbing for washing machine and tumble dryer, wall mounted cupboard.

#### REAR GARDEN:

A secluded westerly facing rear garden commencing with a large decked seating terrace, the remainder is predominately laid to lawn with mature flower and shrub borders, there is also a timber storage shed to the rear boundary and pedestrian access to the rear.

### TENURE & TAX BAND:

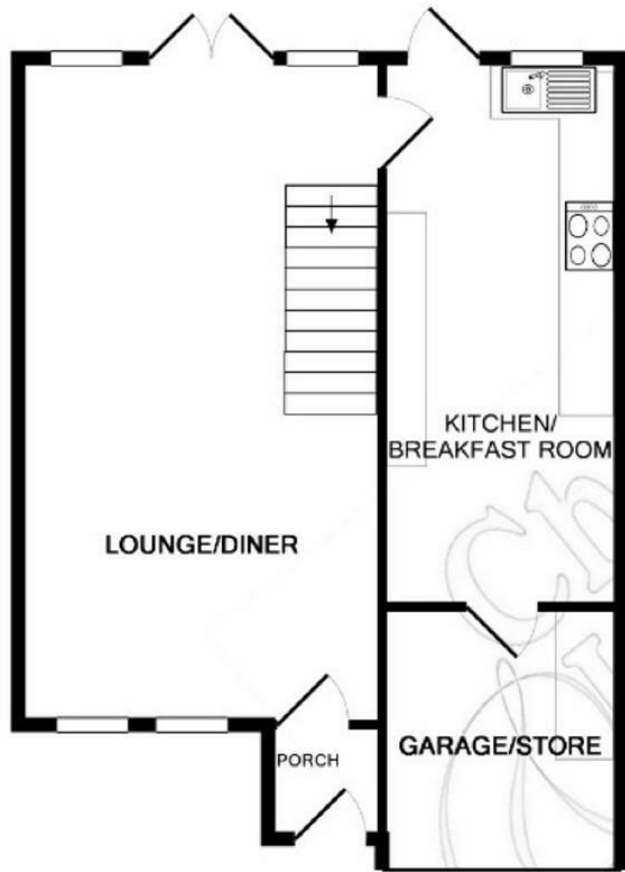
This property is being sold freehold and is council tax band C.

### BURNHAM-ON-CROUCH:

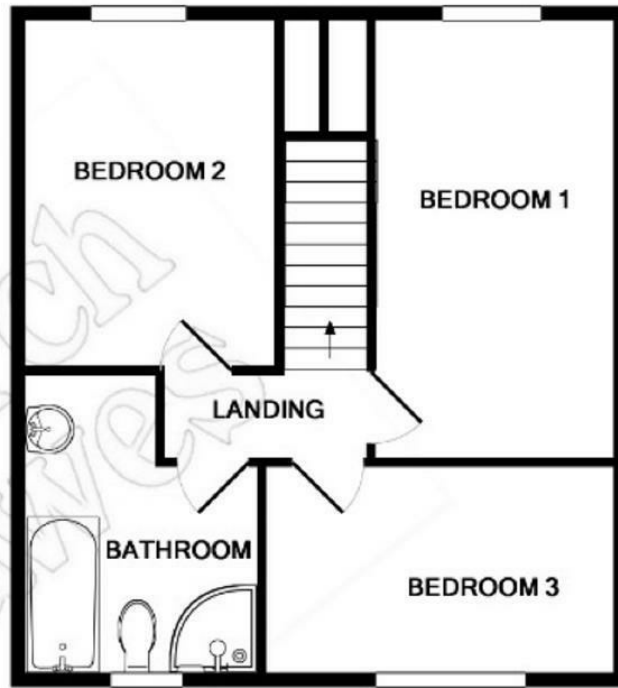
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many 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 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 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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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