



Croxon Way, Burnham-on-Crouch, Essex CM0 8QR  
Price £550,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*QUIET CUL-DE-SAC POSITION\*\*** Nestled in the corner of a quiet, private and exclusive turning of just five similarly sized properties in total, is this impressive and stylishly improved detached family home. The property is favourably positioned within a quiet position yet within easy reach of an array of local amenities including both secondary and primary schools, local farm produce shop, Burnham's picturesque banks of the River Crouch & historic High Street as well as it's railway station with direct links into London Liverpool Street. Light, airy and spacious living accommodation commences on the ground floor with an impressively sized reception hall leading to a refitted cloakroom, dual aspect living room, conservatory, dining room and wonderfully refitted kitchen/breakfast room with a host of integrated appliances. In addition to the generous ground floor living space the first floor offers a landing with access to a refitted family bathroom and four well proportioned double bedrooms, one of which is complimented by a refitted en-suite shower room. Externally, the property enjoys a secluded and well presented rear garden with two seating/entertaining areas while an aesthetically pleasing frontage offers off road parking for several vehicles and access to a detached double garage. An internal inspection comes strongly advised to fully appreciate the size and stunning standard of living accommodation this property has to offer. Energy Rating D.

## FIRST FLOOR:

### LANDING:

Return staircase down to ground floor with small double glazed window to front, airing cupboard housing hot water cylinder, access to loft space, doors to:

### BEDROOM 1:

11'3 x 10'6 (3.43m x 3.20m )

Double glazed window to front, radiator, door to:

### EN-SUITE:

Obscure double glazed window to side, radiator, refitted 3 piece white suite comprising fully tiled shower cubicle with glass door, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled floor.

### BEDROOM 2:

11'8 x 9'2 (3.56m x 2.79m )

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

### BEDROOM 3:

12' x 9'1 (3.66m x 2.77m )

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

### BEDROOM 4:

11'8 x 8'7 (3.56m x 2.62m )

Double glazed window to front, radiator.

## FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, refitted 3 piece white suite comprising 'P' shaped panelled bath with mixer tap, shower over and glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, wood effect floor.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure double glazed composite entrance door to side, 2 double glazed windows to front, radiator, built in storage cupboards and further built in under stairs storage cupboard, staircase to first floor, wood effect floor, doors to:

### CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin.

### KITCHEN/BREAKFAST ROOM:

19'7 x 12'2 (5.97m x 3.71m )

Double glazed entrance door to rear, double glazed windows to front and rear and further double glazed entrance door to front, radiator, extensive range of matching aqua gloss fronted wall and base mounted storage units and drawers, quartz work surfaces incorporating breakfast bar with inset 1 ¼ bowl sink unit with drainer grooves to side, built in 4-ring AEG hob, integrated fridge/freezer, washing machine and dishwasher, built in eye level Neff oven and further combi oven, built in double storage cupboard, matching quartz upstands, tiled floor, inset downlights.

### DINING ROOM:

9'9 x 9'1 (2.97m x 2.77m )

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

### LIVING ROOM:

19'6 x 11'8 (5.94m x 3.56m )

Dual aspect room with double glazed window to front and double glazed sliding doors to rear, 2 radiators, access to:

### CONSERVATORY:

11'2 x 9'6 (3.40m x 2.90m )

Double glazed French style doors opening onto rear garden, double glazed windows to both sides and rear, wood effect floor, vaulted ceiling with fan light.

## EXTERIOR:

### REAR GARDEN:

Commencing with a porcelain paved seating area off the conservatory leading to remainder which is mainly laid to lawn with

planted beds to orders, further raised decked seating area, exterior cold water tap and lighting, side access path leading to paved area with access into side of garage and gate to:

## FRONTAGE:

Part shingled and part block paved driveway providing extensive off road parking, side access gates either side of property to rear garden, access to:

## DETACHED DOUBLE GARAGE:

Twin up and over doors 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.

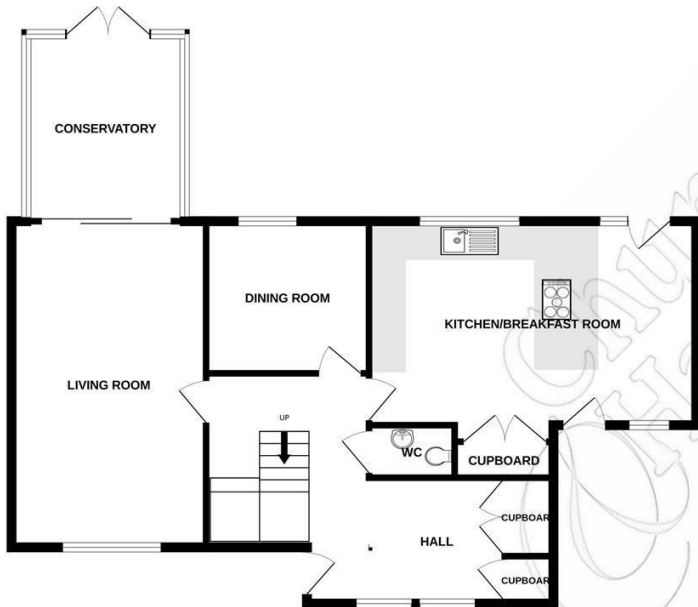
## BURNHAM-ON-CROUCH:

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.

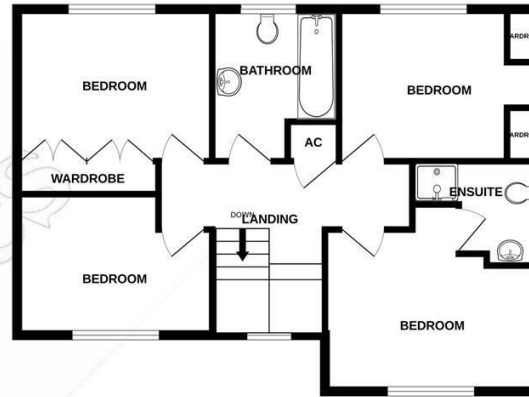
## AGENTS NOTE:

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.

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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