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# Church & Hawes

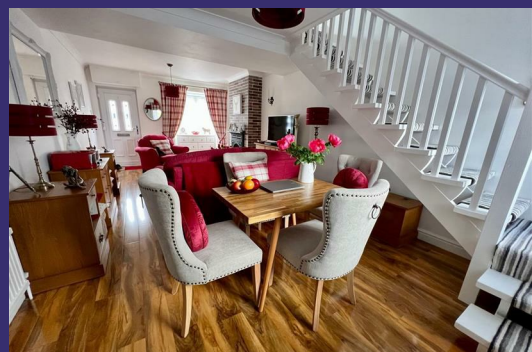
Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 24 Princes Road, Burnham-on-Crouch, Essex CM0 8BX Price £280,000

**\*\*STYLISHLY IMPROVED CHARACTER COTTAGE WITH NO ONWARD CHAIN\*\*** Positioned favourably for an array of Burnham's essential amenities including railway station with direct links into London Liverpool Street, historic High Street, shops, pubs, restaurants and picturesque river frontage is this wonderfully improved and superbly maintained terraced character cottage. Deceptively spacious and tastefully presented living accommodation commences on the ground floor with a dual aspect living/dining room leading to a refitted kitchen which in turn leads on to a lobby area at the rear which provides access to an impressive refitted bathroom. The first floor then offers two well proportioned double bedrooms. Externally, the property enjoys a stunning landscaped rear garden which is generally of low maintenance with an array of attractive flowers and shrubs to borders in addition to a artificially turfed seating area at the rear which provides access to a summer house. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.



**FIRST FLOOR:**

**LANDING:**

Built in cupboard/wardrobe, staircase down to ground floor, doors to:

**BEDROOM 1: 11'5 x 10' (3.48m x 3.05m)**

Double glazed window to front, radiator, wood effect floor, airing cupboard housing hot water cylinder.

**BEDROOM 2: 10'8 x 11'5 > 8'7 (3.25m x 3.48m > 2.62m)**

Double glazed window to rear, radiator, wood effect floor, access to loft space.

**GROUND FLOOR:**

**LIVING/DINING ROOM: 24' + bay x 11'5 (7.32m + bay x 3.48m)**

Part obscure double glazed entrance door, double glazed bay window to front and double glazed window to rear, 2 radiators, cast iron feature fireplace with display mantle over, wood effect floor, door to:

**KITCHEN: 10'2 x 6'2 (3.10m x 1.88m)**

Obscure double glazed entrance door to side, double glazed window to side, refitted kitchen comprising white gloss fronted wall and base mounted storage units and drawers, roll edged work surface with inset 1 1/2 bowl/single drainer sink unit, cooker to remain, space and plumbing for washing machine and fridge/freezer, part tiled walls, wood effect floor, door to:

**BATHROOM:**

Dual aspect room with obscure double glazed windows to side and rear, radiator, refitted 3 piece white suite comprising panelled bath with antique style mixer tap and shower attachment, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, part wood panelled walls, wood effect floor.

**EXTERIOR:**

**REAR GARDEN:**

Commencing with a shingled path opening to remainder which is again predominantly shingled throughout with an array of established and attractive shrubs and borders leading to artificially turfed area which provides access to a timber summerhouse.

**FRONTAGE:**

Small low maintenance frontage retained by dwarfed brick wall and access gate to front.

**TENURE & COUNCIL TAX BAND:**

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

**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.

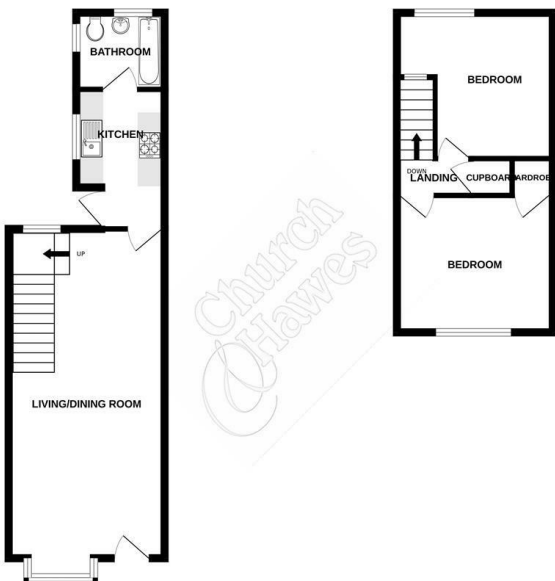
**AGENTS NOTE:**

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



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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts 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 a guide only. No guarantee is given as to their accuracy or efficiency can be given. Map data ©2024

