



Worcester Road, Burnham-on-Crouch, Essex CM0 8RA
Price £350,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****STYLISHLY IMPROVED FAMILY HOME**** Set on the ever sought after Pippins development and within walking distance of an array of local amenities including post office, doctors surgery, supermarket and railway station which offers direct links into London Liverpool Street, is this impressive and vastly improved semi-detached house. Deceptively spacious living accommodation commences on the ground floor with an entrance porch leading to a dual aspect living/dining room which in turn opens to an impressive refitted kitchen with integrated appliances. There is then an inner hallway with access to a refitted cloakroom and a staircase leading up to the first floor landing which offers access to three well proportioned double bedrooms, two of which are complimented by built in wardrobes, in addition to a stunning refitted 4 piece family bathroom with impressive walk in shower area. Externally, the property enjoys an impressive and attractive rear garden with storage shed/workshop while an aesthetically pleasing frontage provides extensive off road parking via a block paved driveway and access to a garage with electric roller door. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating E.

FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1:

14'1 inc wardrobes x 10'8 (4.29m inc wardrobes x 3.25m)

Double glazed window to front, radiator, built in wardrobes, inset downlights.

BEDROOM 2:

10'8 x 8' (3.25m x 2.44m)

Double glazed window to rear, radiator, built in wardrobe, inset downlights.

BEDROOM 3:

9'6 x 8'10 (2.90m x 2.69m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed windows to side and rear, chrome heated towel rail, refitted 4 piece suite comprising wash hand basin set on vanity unit with storage cupboard below, close coupled wc, panelled bath with mixer tap and shower attachment and walk-in dual function shower area with floor drain, wall mounted cabinet, tiled floor, inset downlights.

GROUND FLOOR:

ENTRANCE PORCH:

Part obscure double glazed entrance door to front, obscure double glazed window to side, solid wood floor, door to:

LIVING/DINING ROOM:

22'4 x 11'11 > 8'10 (6.81m x 3.63m > 2.69m)

Double glazed window to front and double glazed French style doors opening onto rear garden, chimney breast with inset log burner and display mantle over, door to staircase and to cloakroom, open to:

KITCHEN:

10'1 x 7'2 (3.07m x 2.18m)

Double glazed entrance door and window to rear, refitted kitchen with extensive range of 'Shaker' style wall and base mounted storage units and drawers, granite work surfaces with inset 1 ½ bowl/single drainer sink unit with drainer grooves to side, built in 4-ring gas hob with extractor hood over, built in eye level double oven, space for American style fridge/freezer, integrated dishwasher, tiled floor.

INNER HALL:

Staircase to first floor with double glazed window to side, door to:

CLOAKROOM:

Refitted 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, tiled floor, extractor fan.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with attractively planted beds to borders, timber storage shed/workshop, exterior cold water tap and lighting, side access gate and path leading to:

FRONTAGE:

Block paved driveway providing extensive off road parking, side access gate leading to rear garden, access to:

GARAGE:

Electric roller door to front, power and light connected, personal door to side.

TENURE & COUNCIL TAX:

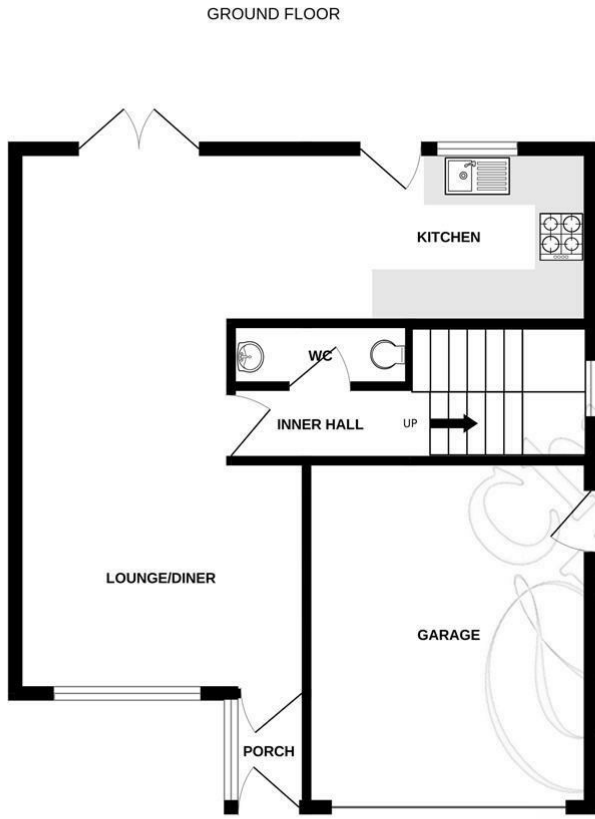
This property is being sold freehold and is Tax Band C.

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.



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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