



Mangapp Chase, Burnham-On-Crouch, Essex CM0 8QQ  
Price £800,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Being offered with NO ONWARD CHAIN is this attractive detached property located in a small cul-de-sac located off one of Burnham's most favoured roads on the outskirts of Burnham on Crouch. Within close proximity you can find Burnham's railway station with links to London Liverpool Street, local shops and supermarket, doctors surgery, post office, quayside, parks and marina. The spacious and versatile accommodation spread over two floors totals approximately 2200 sq. ft. There are three double bedrooms on the first floor with en suite to the master and family bathroom, and a generous landing which could be used as an office space, whilst the ground floor boasts a large entrance hallway, cloakroom, triple aspect living room with wood burner, open plan kitchen/breakfast/family room, study, dining room/snug, utility room and annex with mezzanine floor and shower room. Externally there is a generous shingled frontage which provides parking for numerous vehicles and a beautifully landscaped southerly facing rear garden. Only by viewing can the accommodation and location be fully appreciated, which we encourage at your earliest convenience.

#### FIRST FLOOR:

#### LANDING:

#### MASTER BEDROOM:

#### EN-SUITE:

#### BEDROOM:

#### BEDROOM:

#### FAMILY BATHROOM:

#### GROUND FLOOR:

#### ENTRANCE HALLWAY:

#### CLOAKROOM:

#### STUDY:

#### LOUNGE:

#### KITCHEN/FAMILY/GARDEN ROOM:

#### DINING ROOM:

#### BOOT ROOM:

#### ANNEX:

#### AGENTS NOTE:

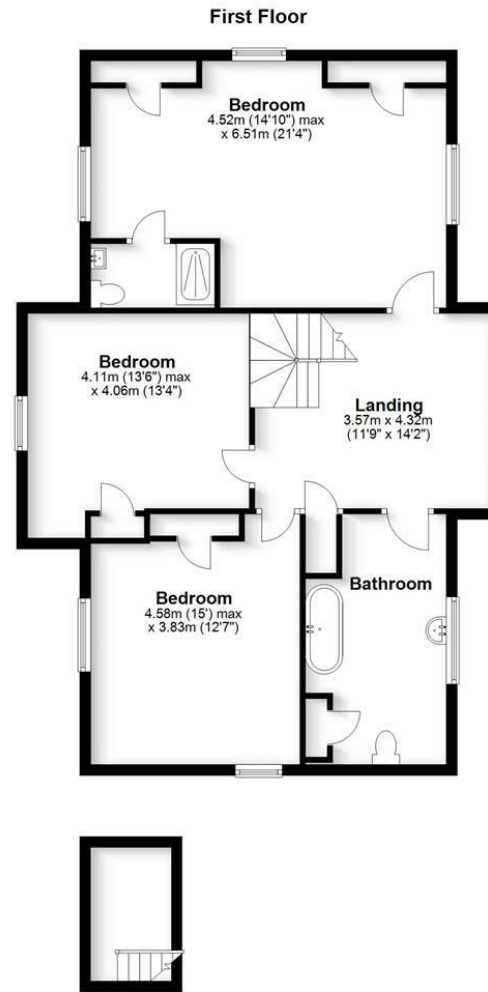
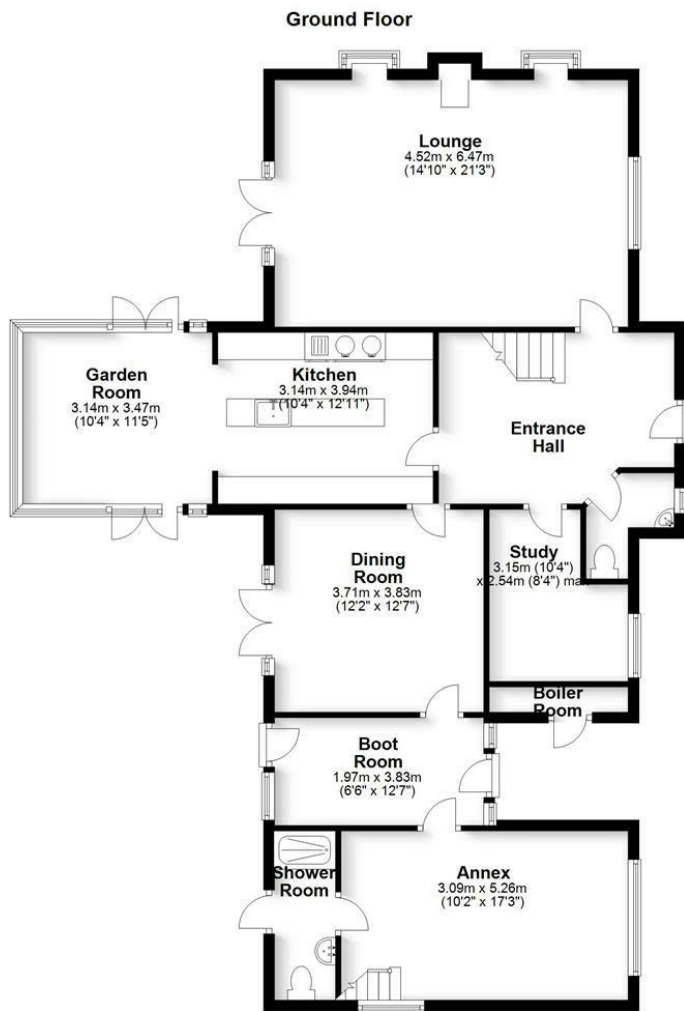
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

#### TENURE & COUNCIL TAX BAND:

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



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