



93 Maldon Road, Burnham-on-Crouch , Essex CM0 8DD  
Guide price £450,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £450,000 TO £475,000\*\* \*\*NO ONWARD CHAIN\*\* \*\*70' SOUTH FACING REAR GARDEN\*\*** Occupying a favourable position on the way in to Burnham, yet still within walking distance of the centre of town with its shops, restaurants, doctors surgery, country park, marina and railway station, is this well presented three storey semi-detached family home. Wonderfully spacious living accommodation commences on the ground floor with an inviting entrance hall leading to an impressive dual aspect living/dining room, utility/laundry room and a wonderfully sized kitchen/breakfast room. A staircase then leads up to the first floor where two double bedrooms and a family bathroom are on offer in addition to a further landing/study area. This area then leads up to yet another double bedroom and a shower room. Externally, the property enjoys a stunning 70' southerly facing rear garden while extensive off road parking is on offer to the front which also provides access to a single garage. Energy Rating TBC.

**SECOND FLOOR:**

**LANDING:**

Staircase down to first floor, doors to:-

**BEDROOM: 15'1 x 9'10 (4.60m x 3.00m)**

Double glazed window to rear, radiator, built in storage cupboard, wood effect flooring.

**SHOWER ROOM:**

Obscure double glazed window to side, chrome heated towel rail, refitted three piece white suite comprising fully tiled shower cubicle, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor, extractor fan.

**FIRST FLOOR:**

**LANDING:**

Double glazed window to side, staircase down to ground floor, wood flooring, doors to:-

**BEDROOM: 12'5 x 12'5 (3.78m x 3.78m)**

Double glazed bay window to front, radiator, exposed wooden floorboards.

**BEDROOM: 10'9 x 9'10 (3.28m x 3.00m)**

Double glazed window to rear, radiator, two built in double wardrobes as well as shelving.

**FAMILY BATHROOM:**

Obscure double glazed window to rear, chrome heated towel rail, refitted three piece white suite comprising 'L' shaped panelled bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin, tiled walls and floor.

**STUDY/FURTHER LANDING AREA: 7'6 x 5'10 (2.29m x 1.78m)**

Double glazed window to front, radiator, staircase to second floor, exposed wooden floorboards.

**GROUND FLOOR:**

**ENTRANCE HALL:**

Obscure glazed entrance door to front with windows either side, radiator, staircase to first floor with built in storage cupboard below, exposed wooden floorboards, doors to:-

**LIVING/DINING ROOM: 23'7 x 11'5 (7.19m x 3.48m)**

Dual aspect room with double glazed bay window to front and double glazed French style doors to rear opening on to garden, radiator, chimney breast with inset multi-fuel burner, exposed wooden floor boards.

**UTILITY/LAUNDRY ROOM: 7'10 x 7'2 (2.39m x 2.18m)**

Double glazed window to rear, tiled work surface with inset single bowl single drainer sink unit., storage cupboards both over and below, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, exposed wooden floorboards, doorway to:-

**KITCHEN/BREAKFAST ROOM: 23'3 x 12'5 max (7.09m x 3.78m max)**

Triple aspect room with double glazed windows to side and rear and double glazed bi-folding doors to other side opening on to rear garden, radiator, kitchen comprising an extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, cooker to remain with extractor hood over, space for fridge/freezer, tiled splash back, inset down lights.

**EXTERIOR:**

**REAR GARDEN: 70' approx (21.34m approx)**

An impressive southerly facing rear garden commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with a range of mature planted beds to borders, timber storage shed, external lighting.

**FRONTAGE:**

Large shingled driveway providing extensive off road parking, access to lean to storage area in between house and:-

**GARAGE:**

Wide opening wooden doors to front, power and light connected, window to rear.

**TENURE & COUNCIL TAX:**

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

**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 Creeksia on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

**AGENTS NOTES:**

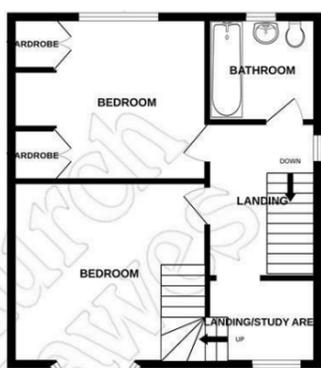
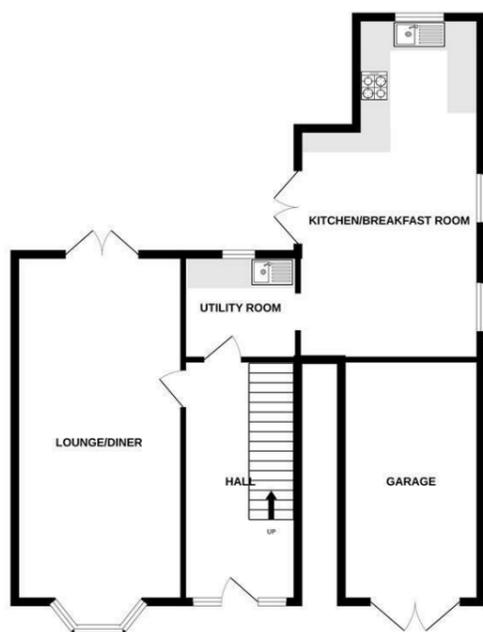
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GROUND FLOOR

1ST FLOOR

2ND 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. Made with Metropix ©2024

