



West Ley, Burnham-on-Crouch, Essex CM0 8LH
Price £375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Having undergone extensive improvement by the present owners is this stunning, extended semi-detached family home, positioned favourably within walking distance of an array of local amenities including railway station, supermarket, doctors surgery, country park, primary & secondary schools, marina and historic High Street. Well presented and impressively sized living accommodation commences on the ground floor with an inviting entrance hall leading to cloakroom, living room, stunning refitted kitchen/diner and wonderful breakfast room at the rear owing to the aforementioned extension with bi-folding doors and Velux windows. The first floor then offers a landing area leading to a refitted family bathroom in addition three well proportioned double bedrooms, one of which is complimented by a walk in wardrobe. Improvements to the property include replacement combi-boiler (approximately 8 years old and annually serviced) and radiators. Externally, the property enjoys a pleasant and manageable rear garden while an aesthetically pleasing frontage offers a further garden area as well as a driveway which provides off road parking for multiple vehicles and access to a garage, the rear of which has been sectioned off to create a potential home office, gym or games room if required. Properties in this desired turning in the heart of Burnham generally experience a high demand so an early internal inspection is strongly advised to avoid missing out! Energy Rating TBC.

FIRST FLOOR:

LANDING:

Double glazed window to side, staircase down to ground floor, access to loft space (fully insulated, one third boarded and lighting installed), doors to:

BEDROOM 1:

10'2 x 8'6 (3.10m x 2.59m)

Double glazed window to front, radiator, door to walk-in wardrobe, carpet floor covering, inset downlights.

BEDROOM 2:

12'6 x 10'6 (3.81m x 3.20m)

Double glazed window to rear, carpet floor covering, radiator.

BEDROOM 3:

10' x 6'10 (3.05m x 2.08m)

Double glazed window to side, carpet floor covering, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3

piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, tiled walls, wood effect sheet vinyl flooring.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed composite entrance door to side, radiator, staircase to first floor, Amtico LVT embossed wood effect flooring, doors to:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below, continuation of Amtico LVT embossed wood effect flooring.

LIVING ROOM:

15'11 x 11' (4.85m x 3.35m)

Double glazed bay window to front, radiator, fitted carpet, door to:

KITCHEN/DINER:

17'4 x 9'8 (5.28m x 2.95m)

Double glazed window to rear, radiator, extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric induction hob with extractor hood over, built in eye level double oven, integrated under counter fridge and freezer, dishwasher and washing machine to remain, cupboard housing combi-boiler, Amtico LVT embossed wood effect flooring, inset downlights, open to:

BREAKFAST ROOM:

10'11 x 8'6 (3.33m x 2.59m)

Double glazed bi-fold doors opening onto rear garden, 2 double glazed Velux windows, continuation of Amtico LVT embossed wood effect flooring.

EXTERIOR - REAR GARDEN:

Commencing with an impressive paved patio seating area leading to remainder which is predominantly laid to lawn with planted beds to borders, patio lighting and perimeter up lighting to planted areas, power outlet, cold water tap, side access gate leading to front, personal door into side of rear section of the garage which offers potential to create a home office, gym or games room if required.

FRONTAGE:

The front of the property offers a further garden area which is mainly laid to lawn retained by hedgerow to front and side boundary, driveway with security lighting providing off road parking for multiple vehicles, access to front door with porch lighting, side access gate leading to rear garden, access from driveway to:-

GARAGE:

Up and over door to front, power and light connected. The rear of the garage has been sectioned off to create a potential home office, gym or games room if necessary. If required this partition can also be removed.

TENURE & COUNCIL TAX BAND

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

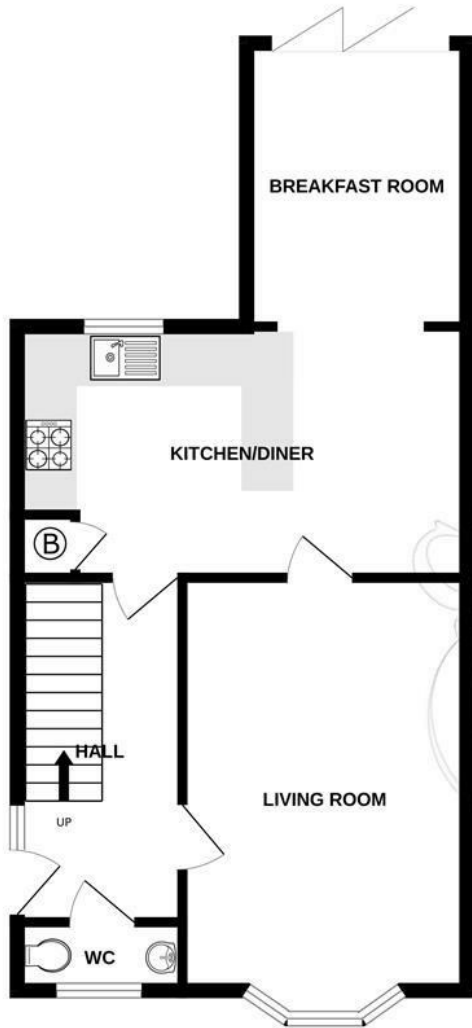
BURNHAM-ON-CROUCH:

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.

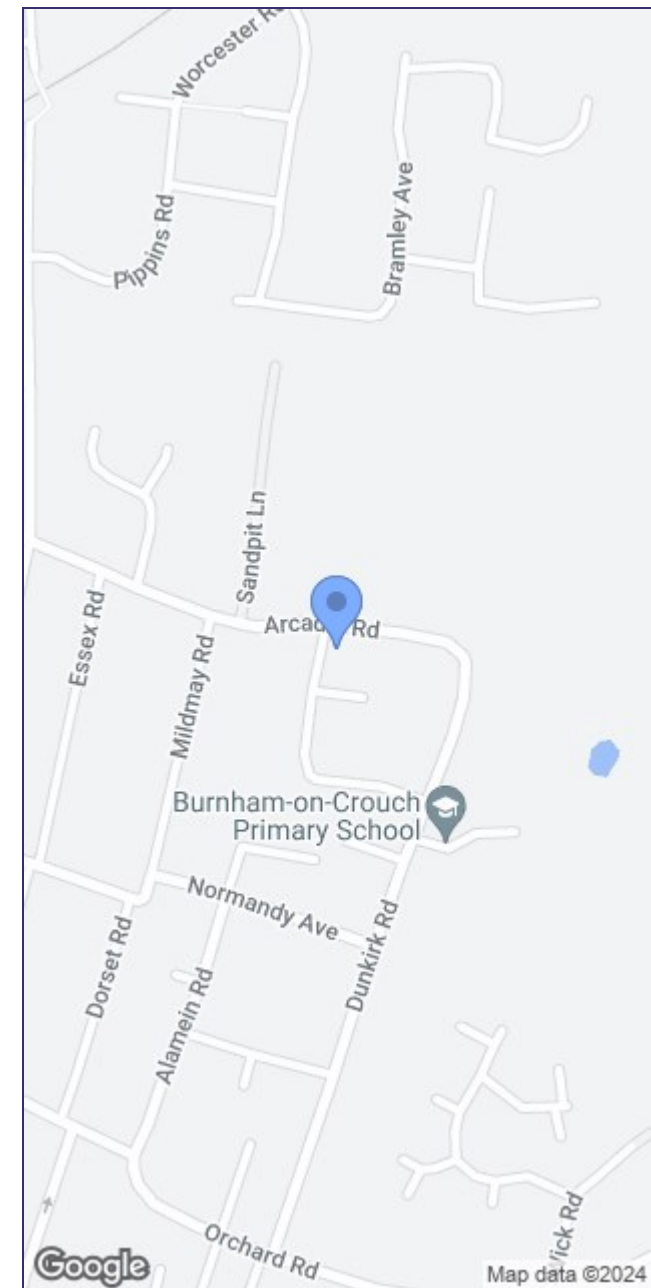
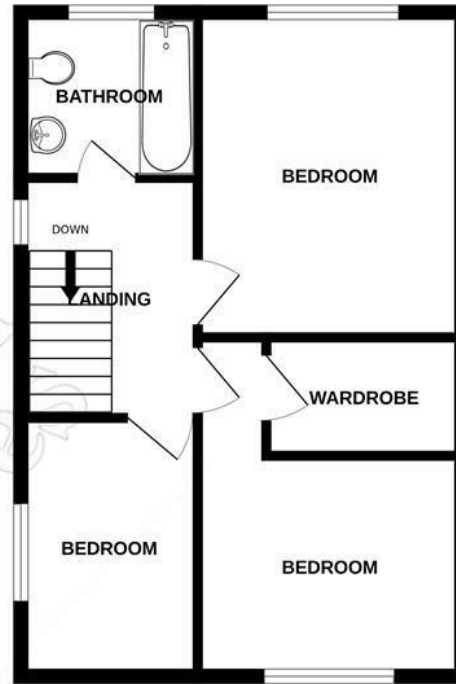
AGENTS NOTE:

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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