



Eastern Road, Burnham-on-Crouch, Essex CM0 8BS  
Price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*4/5 BEDROOMS & 120' REAR GARDEN WITH NO ONWARD CHAIN\*\*** Boasting stunning potential and a wonderful plot including an impressive 120' rear garden, is this extended and wonderfully spacious semi-detached family home. The property is positioned favourably in the centre of Burnham within walking distance of an array of local amenities including railway station, with direct links into London Liverpool Street, supermarket, doctors surgery, post office, river frontage and Burnham's historic High Street with a wide range of pubs and restaurants. The property itself does require modernisation throughout but offers great scope to improve with spacious living accommodation commencing with an entrance hall leading to a study/fifth bedroom, cloakroom and living room which opens to an impressively sized kitchen/diner. The first floor then offers an airy landing with access to four double bedroom, two of which are complimented by built in wardrobes as well as a family bathroom. Externally, the property enjoys the aforementioned 120' rear garden with swimming pool while the frontage provides off road parking for two vehicles and access to a single garage which can also be accessed internally from the entrance hall. Viewing is strongly advised to appreciate the potential on offer in addition to it's impressively sized plot. Energy Rating D.

## FIRST FLOOR:

### LANDING:

14'7 x 6'1 (4.45m x 1.85m)

Access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1:

11'11 > 9'11 x 11'11 (3.63m > 3.02m x 3.63m)

Double glazed window to rear, radiator, 2 built in double wardrobes.

### BEDROOM 2:

12'1 x 9'8 (3.68m x 2.95m)

Double glazed window to front, radiator.

### BEDROOM 3:

11'11 x 8'2 (3.63m x 2.49m)

Double glazed window to rear, radiator.

### BEDROOM 4:

12' > 8'8 x 10'4 (3.66m > 2.64m x 3.15m)

Double glazed window to front, radiator, 2 built in wardrobes and vanity area.

### FAMILY BATHROOM:

9'7 x 5'5 (2.92m x 1.65m)

Obscure double glazed window to side, radiator, 3 piece white suite comprising panelled bath with shower over, close coupled wc and wash hand basin sat on vanity unit with storage cupboard below, cupboard housing boiler, part tiled walls, tiled floor.

### GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door to side, radiator, staircase to first floor, door to garage.

### STUDY/BEDROOM 5:

12'8 x 8'9 (3.86m x 2.67m)

Double glazed window to front, radiator.

### CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback.

### LIVING ROOM:

20'6 x 11'9 (6.25m x 3.58m)

Double glazed window to side, 2 radiators, under stairs storage recess and storage cupboard, 2 arches opening to:

### KITCHEN/DINER:

21'8 x 14'1 > 10'6 (6.60m x 4.29m > 3.20m)

Dual aspect room with double glazed French style doors from both the dining and kitchen areas and double glazed window to side, 2 radiators, kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor over, built in double oven, space and plumbing for fridge/freezer, washing machine and tumble dryer, part tiled walls.

### EXTERIOR:

### REAR GARDEN:

approx 120' (approx 36.58m)

Commencing with a paved seating area with steps leading down to remainder, the first section of which offers a sunken swimming pool set into a paved surround with mature and established trees and shrubs to borders, a gate then leads to a further section at the rear with further shrubs and plants to borders and houses a timber storage shed, side access gate and path leading to:

### FRONTAGE:

Paved frontage providing off road parking, side access path leading to rear garden, access to:

### GARAGE:

17' x 7'5 (5.18m x 2.26m)

Up and over door to front, power and light connected, personal door into entrance hallway.

### TENURE & COUNCIL TAX BAND:

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

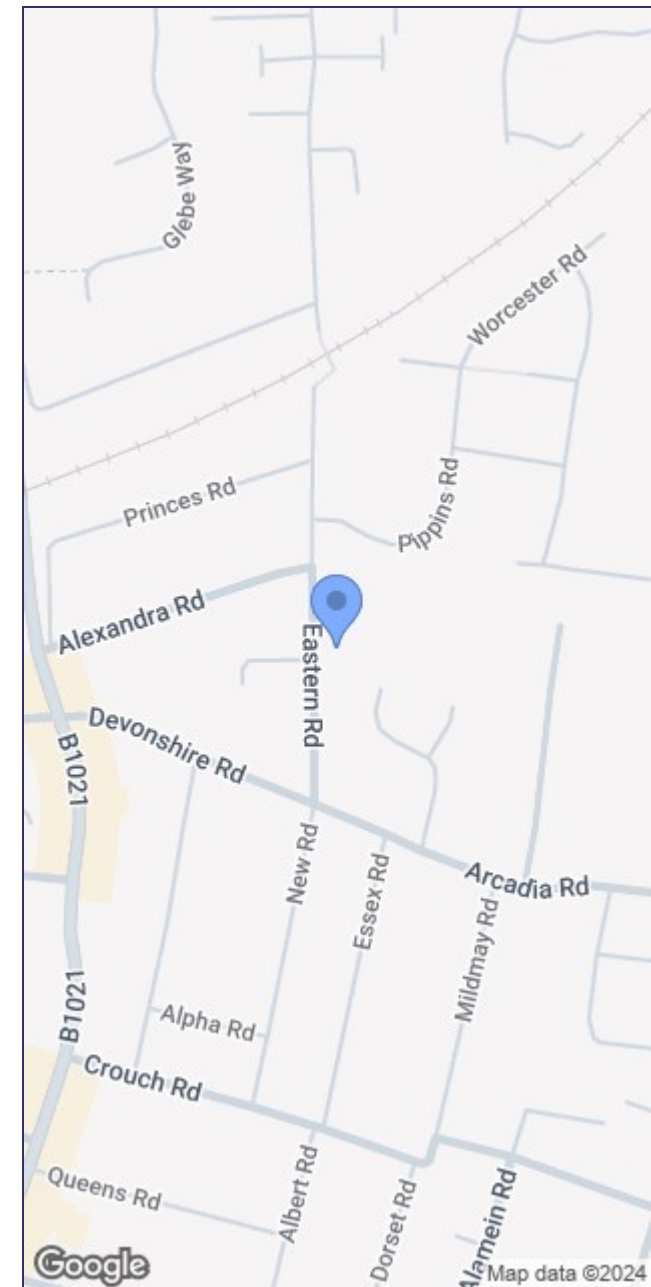
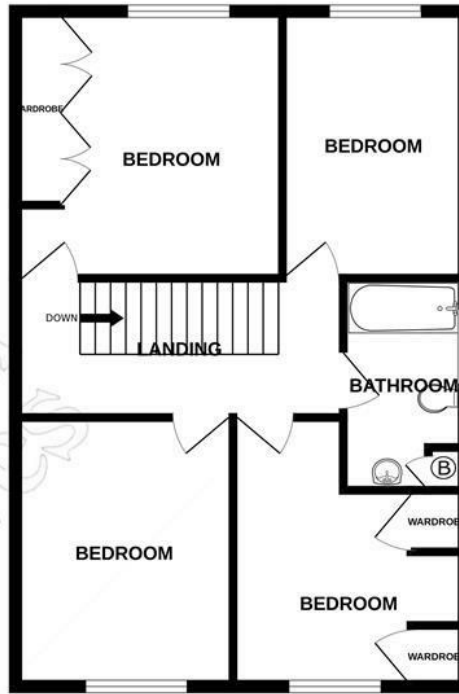
### AGENTS NOTE:

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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