



Station Road, Burnham-on-Crouch, Essex CM0 8HQ
Guide price £450,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £450,000 - £475,000. BRAND NEW HIGHLY APPOINTED SEMI-DETACHED DWELLING. Superbly located within a private gated development in the centre of Burnham on Crouch is this high specification brand new home offering a luxury finish and well planned accommodation throughout. This collection of family homes will not disappoint. Accommodation includes two double bedrooms, the master of which is complimented by an en-suite shower room, built in wardrobes and a family bathroom. The ground floor offers an impressive living room, cloakroom, utility cupboard and open plan kitchen/diner. Externally there is driveway parking and a secluded westerly facing rear garden. Other benefits include solar panels, under floor heating, new build 10 year warranty, double glazed aluminium windows and doors. EPC Rating B.

Village of 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

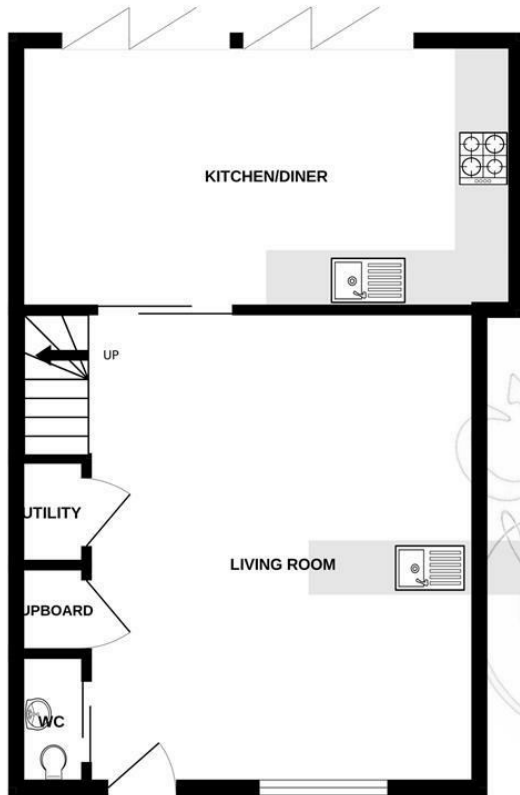
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these

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.

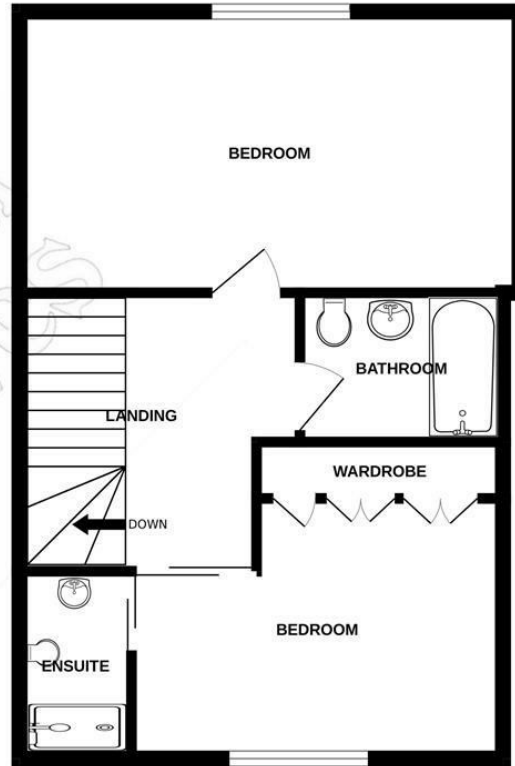
Agents Note (Solar Panels)

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

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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