



Pippins Road, Burnham-on-Crouch, Essex CM0 8DH  
Price £385,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*POTENTIAL TO EXTEND!!\*\*** Set on a desirable corner plot and therefore offering a wealth of potential to EXTEND EITHER SIDE (stpp), is this spacious detached bungalow, favourably positioned on the ever sought after Pippins Development, which offers convenient access within walking distance to Burnham's historic High Street, pubs, restaurants and array of local amenities including Marina, post office, doctors surgery and railway station which offers direct links into London Liverpool Street. The property is being sold with NO ONWARD CHAIN and offers well presented living accommodation commencing with an entrance porch and 'L' shaped hallway which in turn leads to two double bedrooms, both of which are complimented by built in wardrobes, a shower room, impressive 17'4 x 16'10 living/dining room, kitchen and conservatory to the rear. Externally the property enjoys a well presented and manageable rear garden with two paved seating areas either side of the property while the frontage offers further formal lawned gardens which span the full width of the property and to the side as well as a driveway leading to a detached garage. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.

## ACCOMMODATION COMPRISING:

### ENTRANCE PORCH:

Obscure double glazed entrance door to front, obscure double glazed windows to front and side, obscure glazed door to:

### HALLWAY:

Three built in cupboards, one housing boiler for warm air central heating boiler, one housing hot water cylinder and one used as a storage cupboard, access to loft space, doors to:

### BEDROOM 1:

14'9 including wardrobes x 9' (4.50m including wardrobes x 2.74m )

Double glazed windows to front and side, 3 built in double wardrobes.

### BEDROOM 2:

13'10 x 8'4 (4.22m x 2.54m )

Double glazed window to rear, built in wardrobes.

### SHOWER ROOM:

6'5 x 5'6 (1.96m x 1.68m )

Obscure double glazed window to rear, wall mounted electric heater, 3 piece white suite comprising fully tiled shower cubicle with sliding glass door and screen, pedestal wash hand basin and close coupled WC, wall mounted cabinet, tiled walls, wood effect floor.

### LIVING/DINING ROOM:

17'4 x 16'10 (5.28m x 5.13m )

Dual aspect room with double glazed windows to front and rear, tiled fireplace with inset gas fire, doors to:

### KITCHEN/BREAKFAST ROOM:

12'8 x 8'8 (3.86m x 2.64m )

Dual aspect room with double glazed windows to side and rear, range of matching wall and base mounted storage units and drawers, inset single bowl/single drainer sink unit, fridge/freezer and cooker to remain, part tiled walls.

### CONSERVATORY:

12'3 x 5'11 (3.73m x 1.80m )

Triple aspect room with double glazed windows to front, side and rear, obscure double glazed entrance door to rear, single bowl/single drainer sink unit set over storage units, space and plumbing for washing machine and tumble dryer, tiled floor.

### EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to side where remainder is mainly laid to lawn and leads to left side of bungalow where a further paved patio seating area can be found, timber storage shed, side access gate leading to front, access to rear of:

### GARAGE:

Up and over doors to front and rear, power and light connected, accessed via:

### FRONTAGE:

The majority of the frontage is predominantly laid to lawn and spans the width of the bungalow and leads to the side of the property, access gates, block paved driveway providing off road parking and access to the garage.

### TENURE & COUNCIL TAX:

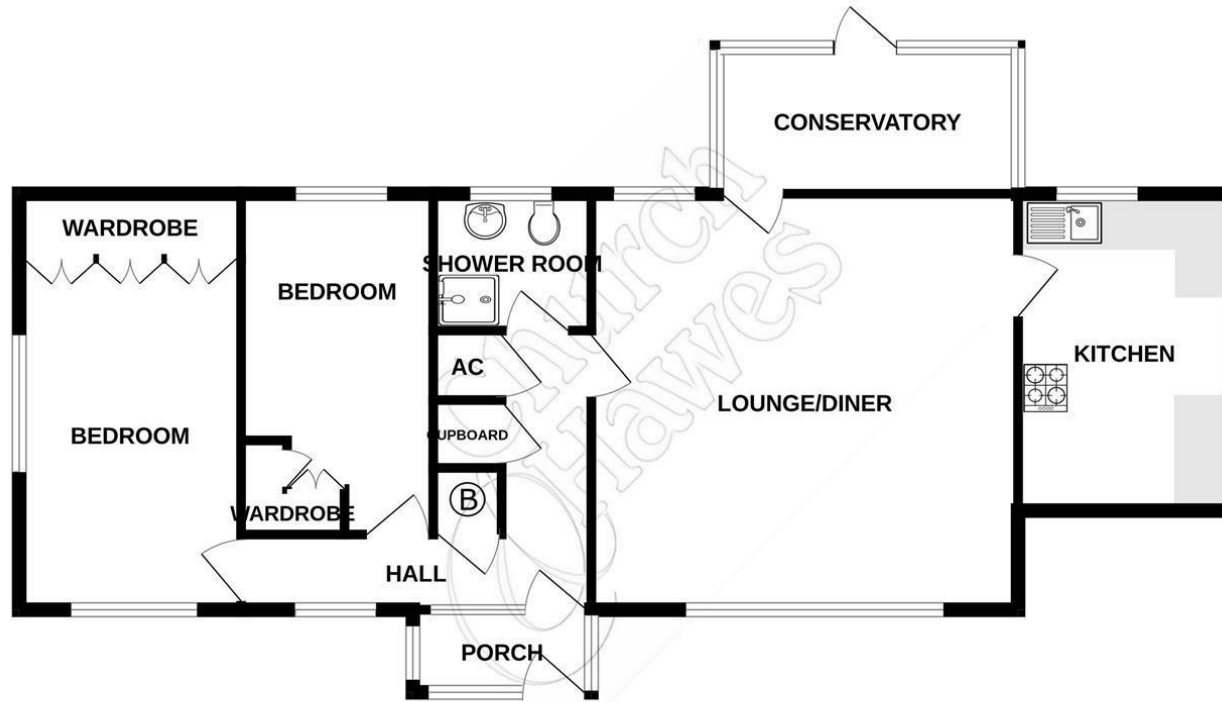
This property is being sold freehold and is Tax Band D.

### 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 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.



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

