



Maldon Road, Burnham-On-Crouch, Essex CM0 8NS
Guide price £650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £650,000 - £675,000. AVAILABLE WITH NO ONWARD CHAIN is this impressive five bedroom detached family home on the outskirts of Burnham-on-Crouch. The property benefits from a south westerly facing rear garden in excess of 100ft backing and siding onto fields. First floor accommodation comprises the aforementioned five bedrooms with the master bedroom benefiting from an en-suite and balcony with views over farmland to the rear, en-suite to second bedroom and additional family bathroom. Generous ground floor accommodation comprises kitchen/breakfast room with separate utility room, dining room, living room, family room and conservatory. The front of the property offers extensive off road parking and access to an integral garage measuring approx.16.5' x 16.1'. Energy Rating D.

FIRST FLOOR:

LANDING:

Double glazed window to side, radiator, access to loft space, stairs to ground floor.

MASTER BEDROOM:

14'2 > 12'2 x 12'1 (4.32m > 3.71m x 3.68m)

Double glazed French doors leading to balcony, radiator, downlights, fitted wardrobes, door to:

EN-SUITE:

8'6 x 6' (2.59m x 1.83m)

Obscure double glazed window to front, underfloor heating, chrome heated towel rail, suite comprising shower cubicle, panelled bath, his and hers wash hand basins set on vanity storage, close coupled wc, tiled floor and walls.

BALCONY:

17' (5.18m)

Decked balcony with iron railings offering views to rear and side.

BEDROOM 2:

12'1 x 11'2 (3.68m x 3.40m)

Double glazed window to front, radiator, door to:

EN-SUITE:

Suite comprising shower cubicle, wash hand basin and close coupled wc, inset downlights, electric towel rail, tiled floor and walls.

BEDROOM 3:

11'10 x 10'9 (3.61m x 3.28m)

Double glazed window to rear with views over fields, radiator.

BEDROOM 4:

9'8 x 8'7 (2.95m x 2.62m)

Double glazed window to front, radiator.

BEDROOM 5:

9'10 x 8'6 (3.00m x 2.59m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, suite comprising shower cubicle, panelled bath, wash hand basin and close coupled wc, tiled floor and walls.

GROUND FLOOR:

ENTRANCE:

Double glazed entrance door to front with side windows leading to:

ENTRANCE PORCH:

Tiled floor, double glazed door leading to:

ENTRANCE HALLWAY:

18' x 4' (5.49m x 1.22m)

Stairs to first floor, under stairs storage cupboard, radiator, tiled floor, doors to:

CLOAKROOM:

Double glazed window to side, radiator, suite comprising wash hand basin and close coupled wc, tiled floor and walls.

DINING ROOM:

13'3 x 11'10 (4.04m x 3.61m)

Double glazed window to front, double doors leading to:

LIVING ROOM:

17' x 11'2 (5.18m x 3.40m)

Double glazed doors leading to:

CONSERVATORY:

Double glazed windows to sides, double doors to rear garden, laminate floor.

LIVING ROOM:

16'5 x 12'4 (5.00m x 3.76m)

Double glazed windows and doors to rear, radiator, downlights.

KITCHEN/BREAKFAST ROOM:

17'11 > 11'9 x 17'3 > 7'1 (5.46m > 3.58m x 5.26m > 2.16m)

Double glazed French doors to rear, double glazed window to front, extensive range of wall and base mounted storage units and display rack, roll edged work surfaces, 1 ½ bowl sink/drainage unit, electric range style cooker with extractor over, integrated dishwasher, space for fridge/freezer, downlights, door to:

UTILITY ROOM:

7'3 x 6'5 (2.21m x 1.96m)

Double glazed door to rear, double glazed door to side, matching base mounted storage units, space and plumbing for washing machine, tiled floor.

EXTERIOR:

FRONTAGE:

Frontage providing off road parking for numerous vehicles, lawned area with mature tree, access to integral garage:

GARAGE:

16'5 x 16'11 (5.00m x 5.16m)

Electric up and over door to front, power and light connected.

REAR GARDEN:

in excess of 100' (in excess of 30.48m)

A generous south westerly facing rear garden commencing with a raised decked area and patio, remainder mainly laid to lawn with planted trees, shrubs and flower beds, fenced to boundaries.

TENURE & COUNCIL TAX BAND:

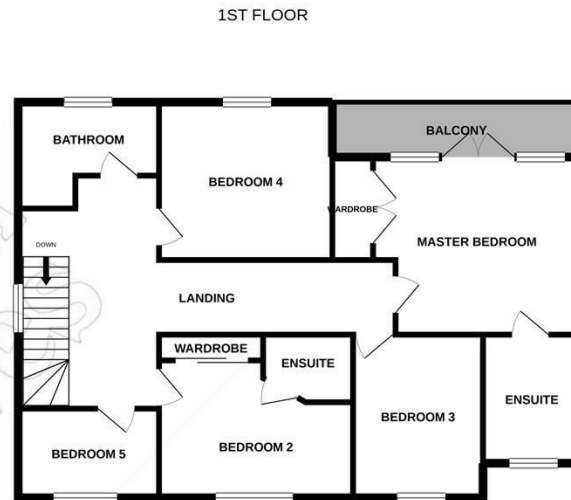
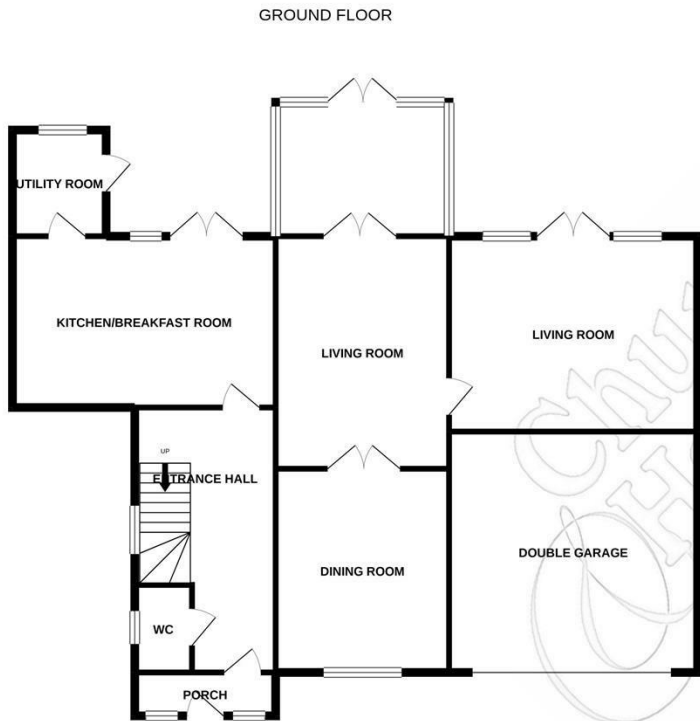
This property is being sold freehold and is Tax Band E.

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.

BURNHAM ON CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include 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 public houses, restaurants and individual shops. 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.



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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