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Est. 1977

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Quirky House, 62B Station Road, Burnham-On-Crouch, Essex CM0 8HF Price guide £300,000

****PRICE GUIDE £300,000 TO £325,000**** ****UNIQUE DETACHED PROPERTY IN THE SOUGHT AFTER CENTRE OF BURNHAM!**** Offering superbly presented, and deceptively spacious living accommodation throughout is this most individual, detached residence which simply has to be viewed to be fully appreciated. This fully detached house offers off road parking to the rear for one vehicle, a low maintenance, secluded rear garden and a wonderful central atrium overlooked by a galleried landing. This landing serves two double bedrooms as well as family/en-suite bathroom accessed from both the master bedroom and landing area. Further accommodation on offer includes an impressive kitchen/breakfast room, living room and ground floor cloakroom. The property boasts the most convenient of locations only a short walk from local amenities including Burnham's Country Park, marina, historic High Street and railway station which serves London Liverpool Street. An early inspection is strongly advised to fully appreciate the location and deceptive nature of this property. Energy Rating B.



FIRST FLOOR:

GALLERIED LANDING:

A fabulous galleried landing with double glazed vaulted electric skylight lantern window, wrought iron balustrade, wooden flooring, radiator, balustrade staircase down to ground floor, doors to:-

MASTER BEDROOM: 15'8 < 10'11 x 11'2 (4.78m x 3.33m x 3.40m)

Double glazed French style doors with Juliet iron balcony and fitted shutters to rear, radiator, wooden flooring, access to loft space, door to:-

EN-SUITE/FAMILY BATHROOM:

Three piece luxury white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin, close coupled WC, part tiles walls, tiled flooring, shaver point, heated towel rail, doors to both galleried landing and master bedroom.

BEDROOM TWO: 14'3" x 7" (4.34m x 2.13m)

Double glazed French style door to front with Juliet iron balcony and fitted shutters, radiator, built in over stairs storage cupboard.

GROUND FLOOR:

KITCHEN/BREAKFAST ROOM: 14'5 x 6'6 (4.39m x 1.98m)

Part glazed entrance door to front with fitted wooden shutters, a modern kitchen comprising single drainer stainless steel sink unit set in laminated work surfaces with up stands and tiled splash backs, electric hob with chimney style extractor hood over and stainless steel feature splash back, electric oven, range of fitted shaker style wall and base mounted units with integral fridge/freezer and washer dryer, laminate flooring, under stairs storage cupboard, door to dining room and to:-

CLOAKROOM:

Two piece white suite comprising close coupled wc, pedestal wash hand basin with tiled splash back, radiator.

DINING ROOM: 11'3 x 10'2 (3.43m x 3.10m)

A superb reception room offered with vaulted ceiling open to the galleried landing, tiled flooring, radiator, electric under floor heating, opens to:-

LIVING ROOM: 15'8 x 10'2 (4.78m x 3.10m)

Double glazed double doors opening to rear garden with fitted 'Venetian' shutters, radiator, tiled flooring., two large built in storage cupboards, electric under floor heating.

EXTERIOR:

REAR GARDEN:

A well presented, low maintenance rear garden commencing with a raised decked seating area leading to remainder which has been artificially turfed leading to a block paved driveway suitable for one vehicle accessed from Lilian Road at the rear.

FRONTAGE:

The front of the property is approached via an independent paved frontage with iron railing to its borders.

TENURE INFORMATION & COUNCIL TAX:

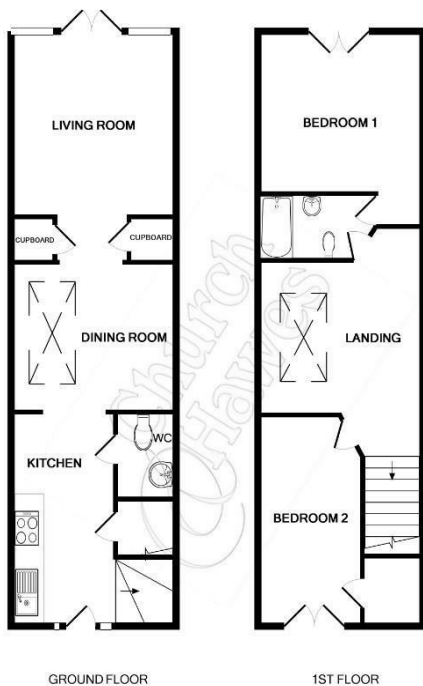
Please note this property is freehold and is Council Tax Band B.

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.

AGENTS NOTES:

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 floor plan 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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