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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



31 Grangewood Park Avenue, Burnham-on-Crouch, Essex CM0 8FF Price £325,000

****IDEAL FIRST TIME PURCHASE SET IN QUIET CUL-DE-SAC POSITION!**** Situated on this most sought after modern development and built in 2018 and therefore with an NHBC structural guarantee, is this improved and stylishly presented end of terrace house. The property is set in a favourable position at the end of a quiet cul-de-sac overlooking fields to both the front and side aspects and due to its favourable positions, boasts a wealth of off road parking. The property represents an ideal first time purchase with deceptively spacious living accommodation throughout commencing on the ground floor with an entrance hall leading to a cloakroom, living room and kitchen/diner at the rear. The first floor then offers a landing area leading to TWO DOUBLE BEDROOMS as well as an en-suite and family bathroom. Externally, the property enjoys a larger than average and wonderfully presented rear garden measuring approx. 44' x 30' while there is extensive off road parking on offer to both the front and side of the property via a block paved driveway. An early viewing is advised to avoid disappointment. Energy Rating B.



FIRST FLOOR:

LANDING:

Staircase down to ground floor, access to loft space, built in airing cupboard, doors to:

BEDROOM 1: 10'9 x 9'8 (3.28m x 2.95m)

Double glazed window to front, radiator, door to:

EN-SUITE:

Obscure double glazed window to front, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin with small tiled splashback, wall mounted cabinet.

BEDROOM 2: 14' x 6'11 (4.27m x 2.11m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, wall mounted cabinet, tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, staircase to first floor, tiled floor, doors to:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, tiled floor, extractor fan.

LIVING ROOM: 14'9 x 10'9 (4.50m x 3.28m)

Double glazed window to front, radiator, built in under stairs storage cupboard, door to:

KITCHEN/DINING: 14' x 8'6 (4.27m x 2.59m)

Double glazed French style doors opening to rear garden from dining area, double glazed window to rear from kitchen area, range of matching 'Shaker' style wall and base mounted storage units and drawers, work surfaces with inset 1 1/2 bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, space and plumbing for American style fridge/freezer, washing machine and dishwasher, matching cupboard housing wall mounted boiler, part tiled walls, tiled floor, inset downlights.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area which sweeps from the side to the rear of the house leading to remainder which is predominantly laid to lawn with path leading to storage shed, exterior lighting and cold water tap, side access gate to:

FRONTAGE:

Large block paved driveway providing off road parking for multiple vehicles, side access gate leading to rear garden.

TENURE & COUNCIL TAX BAND:

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

There is an estate management fee of £250-£300.00 per year for the property.

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.

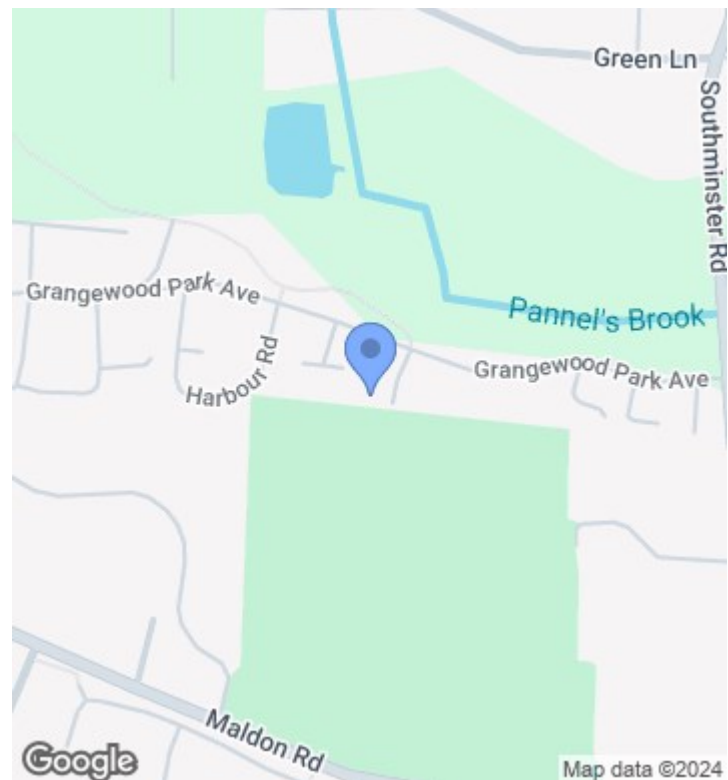
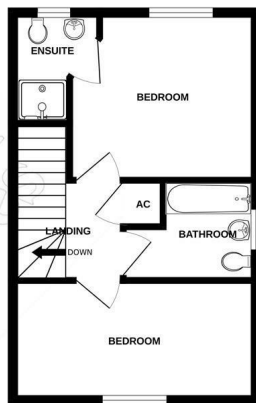
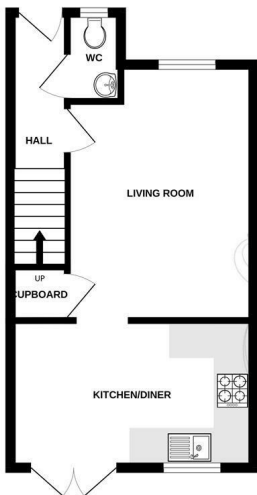
AGENTS NOTE:

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 floorplans contained here, measurements of doors, windows, stairs 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 Mapbox ©2024