



Maldon Road, Burnham-on-Crouch , Essex CM0 8NR  
Price £750,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Occupying a simply stunning plot in excess of 1/3 of an acre on the fringes of Burnham-on-Crouch, is this wonderfully spacious detached character family home. The property offers substantial living accommodation throughout as well as impressive mature gardens and is positioned on the edge of the town, yet still within walking distance to the centre where an array of local amenities are on offer including pubs, restaurants, shops, post office, doctors surgery and railway station which offers direct link into London Liverpool Street. The property does require a degree of modernisation throughout, however offers vast potential to both improve and extend (stpp). Currently, the living accommodation commences on the ground floor with an entrance porch leading to an airy reception hall. This in turn leads to a three impressive reception rooms, a studio/bedroom, cloakroom, 'L' shaped kitchen/breakfast room with adjoining utility room and superb garden room at the rear of the living room. The first floor then offers a landing area leading to three double bedrooms and a family bathroom and an en-suite to the master bedroom. Due to the size and layout of the master bedroom, this could easily be divided to create an extra bedroom if required. Externally, the property enjoys a simply stunning, mature and established rear garden measuring approx. 135' x 70' with an array of seating areas, planted borders and storage buildings, while one of the most eye catching gated frontages in Burnham-on-Crouch provides a further garden area and substantial driveway providing extensive off road parking and access to an impressive double garage with a wash room/studio area at the rear and a wealth of further potential to possibly extend the living space into two storeys, again if required (stpp). An early inspection of this quite unique property is strongly advised to avoid disappointment. Energy Rating E.



**FIRST FLOOR:**

Access to loft space, return staircase down to ground floor with impressive double glazed stained glass window to rear, doors to:

**BEDROOM 1: 22'4 x 12'10 > 9'8 (6.81m x 3.91m > 2.95m )**

Double glazed French style doors to front opening to Juliet balcony with iron railings, double glazed window to front, range of built in wardrobes, door to:

**EN-SUITE:**

Obscure double glazed window to rear, electric heated towel rail, radiator, 3 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled wc, tiled walls.

**BEDROOM 2: 12'6 x 9'8 (3.81m x 2.95m )**

Double glazed window to front, radiator, built in wardrobe.

**BEDROOM 3: 13' x 8'11 (3.96m x 2.72m )**

Double glazed window to rear, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to rear, radiator, 3 piece suite comprising panelled bath with antique style mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, wall mounted cabinet, airing cupboard housing hot water cylinder, tiled walls, wood effect floor.

**GROUND FLOOR:****PORCH:**

Part obscure glazed wooden entrance door to front, glazed door to:

**RECEPTION HALL:**

Radiator, built in storage cupboard, staircase to first floor, doors to:

**LIVING ROOM: 17'3 + bay x 13' (5.26m + bay x 3.96m )**

Double glazed bay window to front, 2 radiators, chimney breast with inset multi fuel burner set on tiled hearth with display mantle over, French style doors to:

**GARDEN ROOM: 16'9 x 12'6 (5.11m x 3.81m )**

Double glazed French style doors opening onto rear garden, double glazed windows to both sides and rear, radiator, tiled floor, vaulted ceiling.

**CLOAKROOM:**

Steps into cloakroom with obscure double glazed window to rear, radiator, 2 piece white suite comprising low level wc and wash hand basin set on vanity unit with storage below, built in under stairs storage cupboard, part tiled walls, tiled floor.

**DINING ROOM: 13' + bay x 12'4 (3.96m + bay x 3.76m )**

Double glazed window to front, radiator, door to:

**BEDROOM: 15'6 x 7'10 (4.72m x 2.39m )**

Double glazed window to front, radiator, sky light window.

**KITCHEN/BREAKFAST ROOM: 18'5 x 14'8 (5.61m x 4.47m )**

Double glazed bi fold doors opening onto rear garden, radiator, kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl sink unit, built in 5-ring gas hob with extractor over and exposed brick surround, built in eye level double oven, part tiled walls, tiled floor, door to:

**UTILITY: 7'10 x 7'1 (2.39m x 2.16m )**

Obscure glazed entrance door to rear, space for fridge/freezer, roll edged work surface with space and plumbing below for washing machine and tumble dryer, wall mounted boiler, tiled floor, door into side of garage.

**EXTERIOR:****REAR GARDEN:**

Commencing with a part paved and part block paved seating area spanning across the width of the property leading to remainder which is predominantly laid to lawn with an array of established and mature shrubs and trees planted throughout, shingle path with pergola over takes you through centre of the garden to the rear which is again laid to lawn and gives access to an impressive sized timber workshop/summerhouse, 2 further timber storage sheds and storage cupboard at rear of utility, exterior cold water tap and lighting, side access path and gate leading to:

**FRONTAGE:**

Gated entrance opening to an impressive frontage comprising a large driveway providing off road parking for multiple vehicles, remainder of frontage is predominantly laid to lawn with established planted beds and borders, side access gate leading to rear garden, access to:

**DOUBLE GARAGE: 20'11 x 20'9 > 15'9 (6.38m x 6.32m > 4.80m )**

In our opinion the garage, loft space and adjoining wash room at the rear offer great potential to extend into and create further living space either by way of a potential self contained annex or by the possibility of extending the first floor of the house over the garage (STPP). Twin up and over doors to front, power and light connected, overhead storage timbers, door to:

**WASH ROOM: 12'5 x 11'1 > 7'4 (3.78m x 3.38m > 2.24m )**

Obscure glazed stable entrance door to side, windows to other sides and rear, radiator, wash hand basin set in roll edged work surfaces with storage cupboards below, built in storage cupboard, exposed wood floorboards, part wood panelled walls, inset downlights, access to loft space.

**TENURE & COUNCIL TAX BAND:**

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

**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.

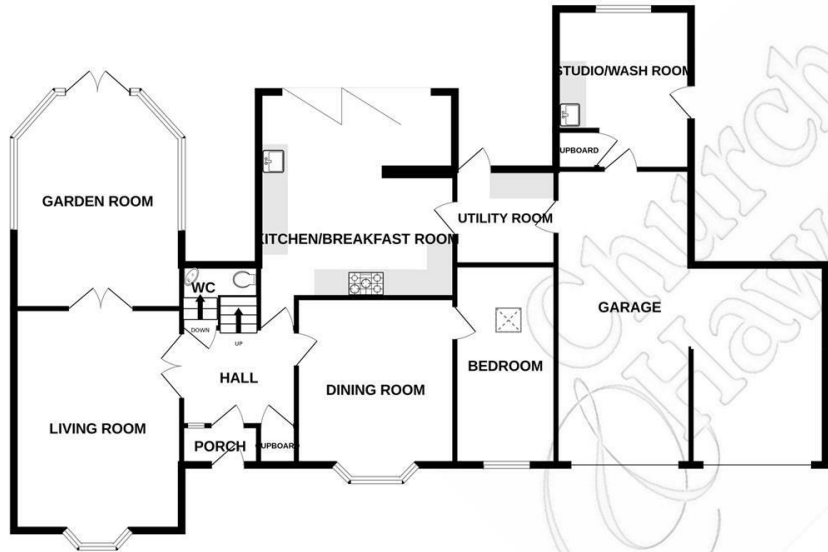
**AGENTS NOTE:**

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 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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