



King Edward Avenue, Burnham-on-Crouch, Essex CM0 8PA  
Price £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*NO ONWARD CHAIN\*\*** Set along one of Burnham's most favoured turnings on the fringes of the town, yet still within walking distance of an array of amenities including railway station, supermarket, doctors surgery, post office and the picturesque marina and country park, is this 1930's semi detached house offering a wealth of potential throughout. The property does require modernisation throughout, however offers great scope to improve and even extend (stpp). Living space commences on the ground floor with an entrance hall leading to a dual aspect living/dining room and kitchen while the first floor offers two generously sized double bedrooms in addition to a family bathroom. Externally, the property enjoys a well presented and substantial rear garden while the frontage offers extensive off road parking, further garden area and access to a single garage. Viewing is strongly advised to avoid disappointment. Energy Rating D.

## FIRST FLOOR:

### LANDING:

Access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1:

17'4 > 14'2 x 11'6 > 9'6 (5.28m > 4.32m x 3.51m > 2.90m )

Two double glazed windows to front, radiator.

### BEDROOM 2:

10' x 9'10 (3.05m x 3.00m)

Double glazed window to rear, radiator, built in storage cupboard.

### FAMILY BATHROOM:

6'9 x 6'2 (2.06m x 1.88m )

Obscure double glazed window to rear, radiator, 3 piece white suite comprising freestanding cast iron bath, pedestal wash hand basin and close coupled wc, part tiled walls.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure glazed entrance door to front with matching windows either side, radiator, staircase to first floor with built in storage cupboard below, doors to:

### LIVING/DINING ROOM:

21'10 x 11'3 > 10'1 (6.65m x 3.43m > 3.07m )

Dual aspect room with double glazed windows to front and rear, 2 radiators, door to:

### KITCHEN:

9'11 > 4'10 x 6'10 > 3'11 (3.02m > 1.47m x 2.08m > 1.19m)

Obscure glazed entrance door to rear, double glazed window to rear, white enamel sink/drain unit set on storage unit, space for appliances, part tiled walls, built in pantry cupboard with double glazed window to side.

### EXTERIOR:

### REAR GARDEN:

Commencing with a paved seating area leading to remainder which is mainly laid to lawn with planted mature beds to borders, timber storage shed/workshop, side access path leading to:

### FRONTAGE:

Garden area which is mainly laid to lawn with planted beds to borders, driveway providing off road parking and access to:

### GARAGE:

14'4 x 7'4 (4.37m x 2.24m )

Wide opening doors to front, window to rear, personal door to side, power and light connected.

### TENURE & COUNCIL TAX BAND:

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

### BURNHAM-ON-CROUCH:

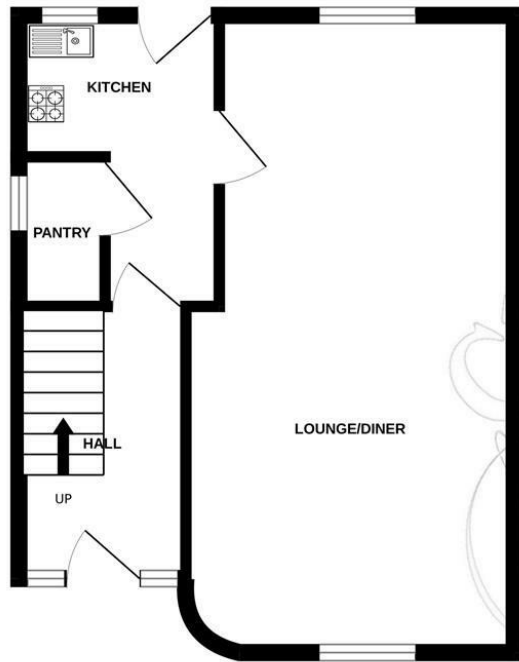
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of

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.

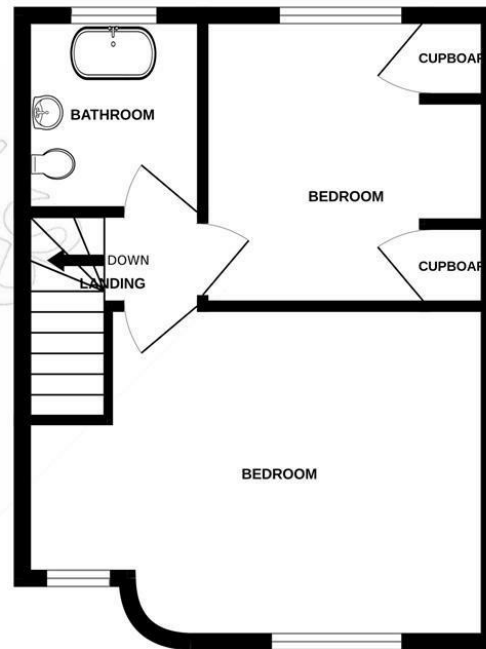
### AGENTS NOTE:

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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