



11 Poplar Grove, Burnham-on-Crouch , Essex CM0 8RJ
Price £375,000

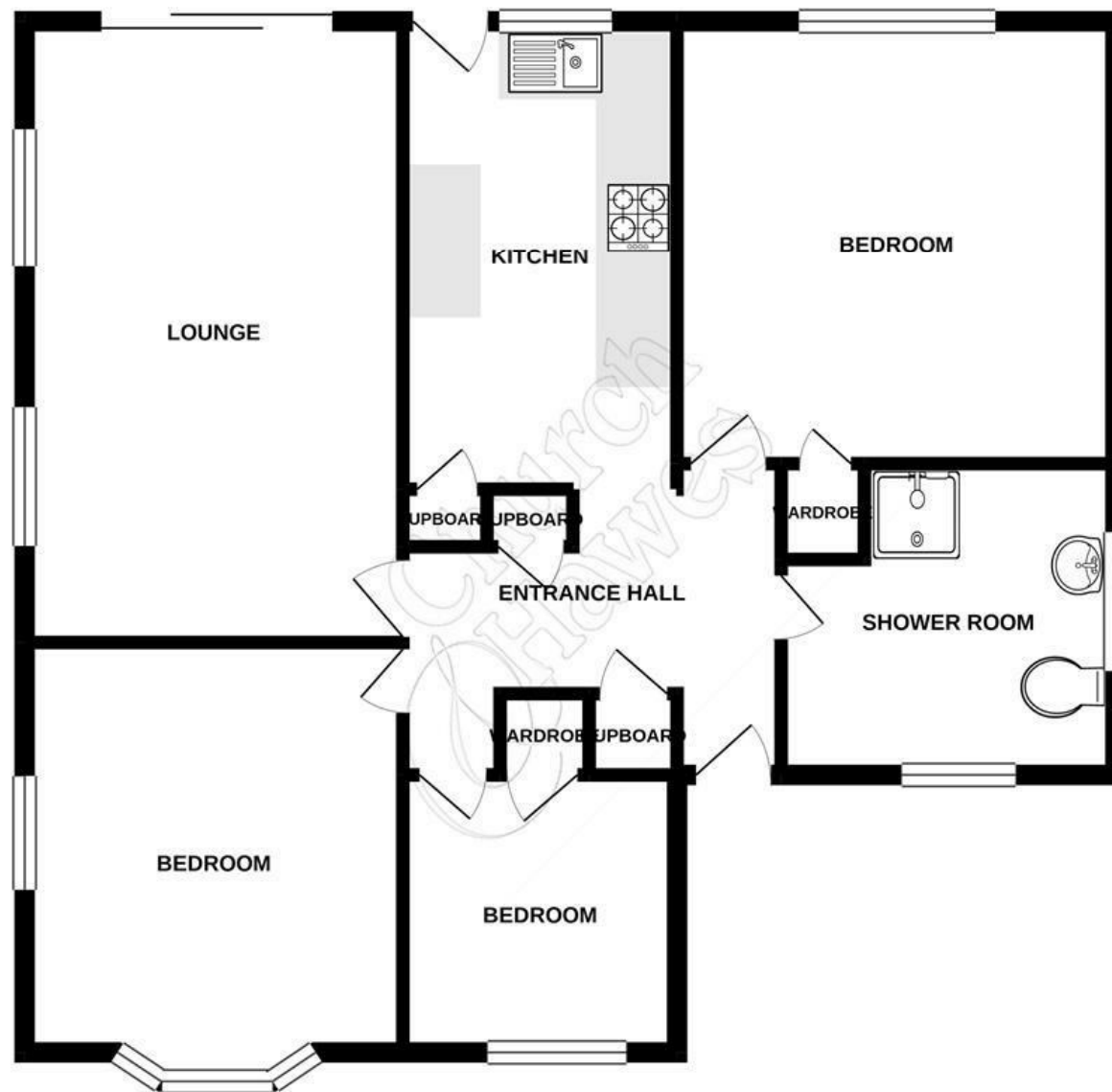
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN Situated in the corner of a quiet cul-de-sac of similar properties is this detached bungalow offering an impressively sized plot and a wealth of potential throughout. The property does require some modernisation throughout yet offers generously sized and deceptively spacious living accommodation commencing with an entrance hall leading to three well proportioned double bedrooms, dual aspect living room, spacious kitchen/breakfast room and shower room. Externally the property boasts the aforementioned impressively sized rear garden with a maximum width of just under 90' while the frontage provides a further garden area as well as a driveway providing off road parking for up to four vehicles and access to a larger than average sized single garage. The property is located on one of Burnham's most sought after developments boasting convenient access to local shops, doctor's surgery and railway station with direct links into London Liverpool Street. An early viewing is strongly advised to avoid disappointment. Energy Rating E.





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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ACCOMMODATION COMPRISES:

ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, access to loft space, airing cupboard housing hot water cylinder, built in storage cupboard, doors to:

BEDROOM 1: 13'5" x 10'9" x 12'1" (4.09m x 3.28m x 3.68m)

Double glazed window to rear, radiator, built in bedroom furniture including wardrobes, dresser and bedside units.

SHOWER ROOM: 7'11" x 7'10" (2.41m x 2.39m)

Obscure double glazed windows to front and side, radiator, 3 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled WC, storage cupboard, wall mounted cabinet, part tiled walls.

KITCHEN/BREAKFAST: 13'3" x 7'11" (4.04m x 2.41m)

Double glazed entrance door and window to rear, extensive range of matching wall and base mounted storage units and drawers, roll edged work surface with inset 1 ½ bowl/single drainer sink unit, cooker to remain with extractor over, space and plumbing for fridge/freezer and washing machine, recessed cupboard housing boiler, part tiled walls.

LIVING ROOM: 18' x 10'11" (5.49m x 3.33m)

Double glazed window to rear and 2 double glazed windows to side, 2 radiators.

BEDROOM 2: 11'9" x 10'11" (3.58m x 3.33m)

Double glazed windows to front and side, radiator.

BEDROOM 3: 8'8" x 7'10" (2.64m x 2.39m)

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

EXTERIOR - REAR GARDEN: approx 90' max width (approx 27.43m max width)

The rear garden is predominantly laid to lawn with a variety of trees and mature shrubs planted throughout, timber storage shed, personal door into side of garage, side access to either side of the bungalow leading to:

FRONTAGE:

Block paved driveway providing extensive off road parking, side access path and gate leading to rear garden, remainder of frontage is mainly laid to lawn with planted beds and front border, access to:

GARAGE:

Up and over door to front, power and light connected, personal door to side.

TENURE & COUNCIL TAX:

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

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.

