

www.churchandhawes.com

156 Station Road, Burnham on Crouch,
Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



28 Alexandra Road, Burnham-on-Crouch, Essex CM0 8BW Price £280,000

****SUBSTANTIALLY IMPROVED CHARACTER COTTAGE WITHIN WALKING DISTANCE TO STATION!**** Positioned favourably within walking distance of an array of Burnham's essential amenities including railway station with direct links into London Liverpool Street, historic High Street, shops, pubs, restaurants and picturesque river frontage is this wonderfully improved and superbly maintained terraced character cottage. Deceptively spacious and wonderfully presented living accommodation commences on the ground floor with an entrance porch leading to a dual aspect and bay fronted living/dining room which in turn leads to an impressive refitted kitchen and then on to a lobby at the rear and stunning refitted family bathroom. The first floor then offers two generously sized double bedrooms, both complimented by built in wardrobe space. Externally, the property enjoys a well presented rear garden with summer house and storage shed in addition to a low maintenance frontage. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating TBC.



FIRST FLOOR:

LANDING:

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

BEDROOM ONE: 11'3 x 10'1 (3.43m x 3.07m)

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

BEDROOM TWO: 13'1 x 8' (3.99m x 2.44m)

Two Double glazed windows to rear, radiator, built in over stairs wardrobe space with hanging rail and shelving.

GROUND FLOOR:

ENTRANCE PORCH:

Part obscure double glazed entrance door to front, door to:-

LIVING/DINING ROOM: 26'1 x 11'3 (7.95m x 3.43m)

Dual aspect room with double glazed bay window to front and double glazed window to rear, two radiators, feature cast iron fireplace, staircase to first floor, doorway to:-

KITCHEN: 12'6 x 6' (3.81m x 1.83m)

Double glazed window to side, refitted kitchen comprising an extensive range of refitted 'Shaker' style wall and base mounted storage units and drawers, solid wood work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor hood over and oven below, space for fridge/freezer and washing machine, part tiled walls, tiled floor, door to:-

REAR LOBBY:

Obscure double glazed entrance door to side, storage recess, door to:-

BATHROOM:

Obscure double glazed window to rear, radiator, refitted three piece white suite comprising panelled bath with tiled splash back, shower over and bi-folding glass screen, wall mounted wash hand basin with storage cupboard below and close coupled WC, part tiled walls, tiled floor, extractor fan.

EXTERIOR:

REAR GARDEN:

Commencing with a paved seating area leading to remainder which is predominantly laid to lawn which in turn leads to a raised decked seating area the rear which also houses a timber storage shed and summerhouse.

FRONTAGE:

Low maintenance paved frontage retained by dwarfed brick wall to boundary.

TENURE & COUNCIL TAX:

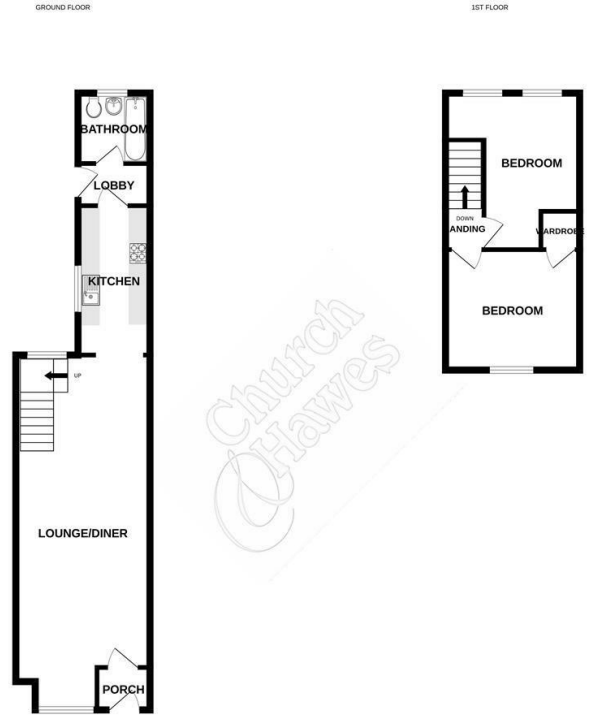
This property is being sold freehold and is Tax Band B.

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 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.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, rooms, nooks 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, specifications and equipment shown have not been tested and no guarantee as to their availability or otherwise can be given. Made with Metropix 02024

