



West Ley, Burnham-On-Crouch , Essex CM0 8LH  
Price £340,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set along one of Burnham's most favoured turnings is this improved semi-detached family home. The property is also conveniently situated within walking distance of all local amenities including Burnham-on-Crouch Primary School, railway station and historic High Street and riverfront. Deceptively spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, kitchen, living/dining room, kitchen and conservatory. The improved first floor then offers a landing with access to three well proportioned bedrooms and a family bathroom. Externally there is a well presented rear garden while the frontage provides a further garden area and off road parking via a block paved driveway which also provides access to a garage. An early viewing is strongly advised to fully appreciate not only the deceptively spacious living accommodation but also the well presented decorative standard throughout. Energy Rating C.



## FIRST FLOOR:

### LANDING: 8'9 x 7'1 (2.67m x 2.16m )

Double glazed window to side, radiator, access to loft space, built-in cupboard, staircase down to ground floor, doors to:-

### BEDROOM ONE: 10'11 x 10'10 (3.33m x 3.30m )

Double glazed window to front, radiator, built-in storage cupboard.

### BEDROOM TWO: 13'7 x 10'11 (4.14m x 3.33m )

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

### BEDROOM THREE: 8'11 x 7'10 (2.72m x 2.39m )

Double glazed window to rear, radiator.

### FAMILY BATHROOM: 7'7 x 6'1 (2.31m x 1.85m )

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising panelled bath with waterfall shower head over, pedestal wash hand basin and close coupled WC, wall mounted cabinet, tiled walls and floor.

## GROUND FLOOR:

### ENTRANCE HALL:

Part glazed door to front, part glazed window to front, radiator, staircase to first floor, wood effect flooring, doors to:-

### CLOAKROOM: 6'6 x 2'7 (1.98m x 0.79m )

Obscure double glazed window to front, radiator, two piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage below, tiled walls and floor.

### KITCHEN: 10'5 x 9'6 (3.18m x 2.90m )

Double glazed windows to front and side, radiator, range of matching 'Shaker' style wall and base mounted storage units and drawers, country style work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor hood over, built in eye level double oven and microwave level microwave, integrated wine cooler, fridge/freezer, dishwasher and washing

machine, built-in storage cupboard and pantry, part tiled walls, wood effect flooring.

### LIVING/DINING ROOM: 17'4 x 11'10 (5.28m x 3.61m )

Double glazed sliding patio doors and windows to rear, radiator, electric feature fireplace with display mantle over, wood effect flooring.

### CONSERVATORY: 12'4 x 9'7 (3.76m x 2.92m )

Double glazed French style doors opening on to rear garden, double glazed windows to all aspects, radiator, underfloor heating, tiled floor.

## EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, external cold water tap, personal door into side of:-

### GARAGE:

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

### FRONTAGE:

Block paved driveway providing off road parking for at least two vehicles and access to the garage, remainder of frontage is mainly laid to lawn..

### TENURE & COUNCIL TAX BAND:

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

### 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.

## BURNHAM ON CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. 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.





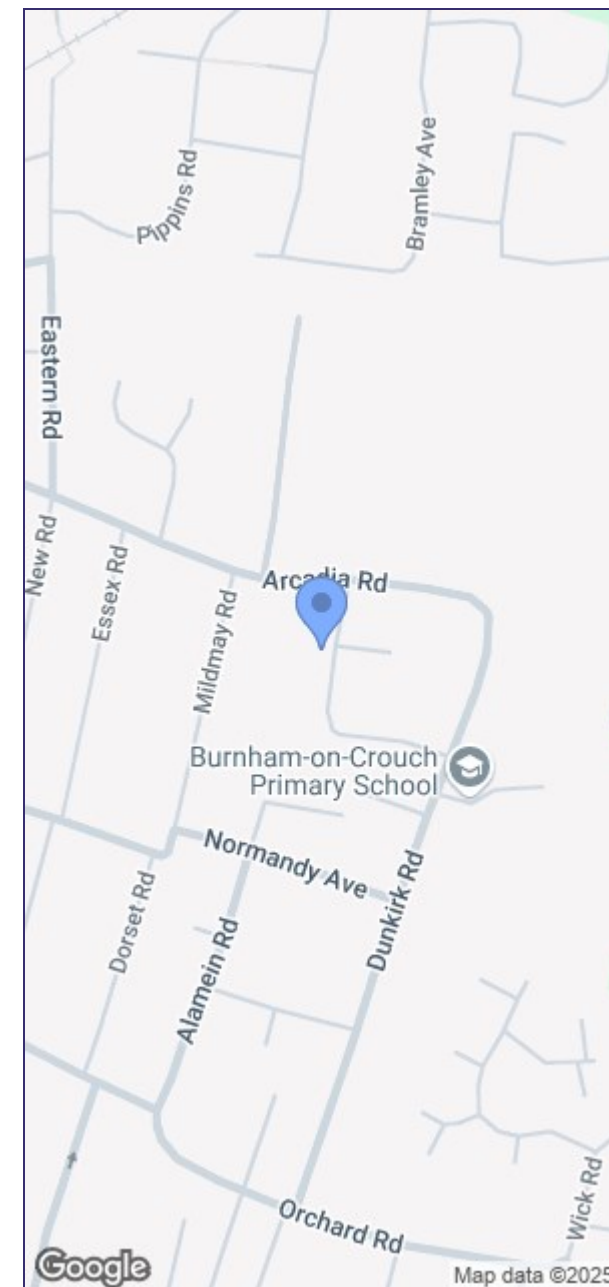
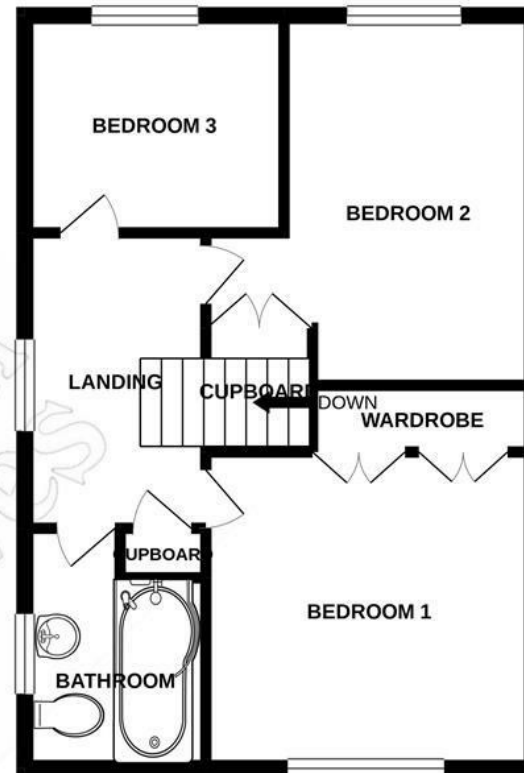
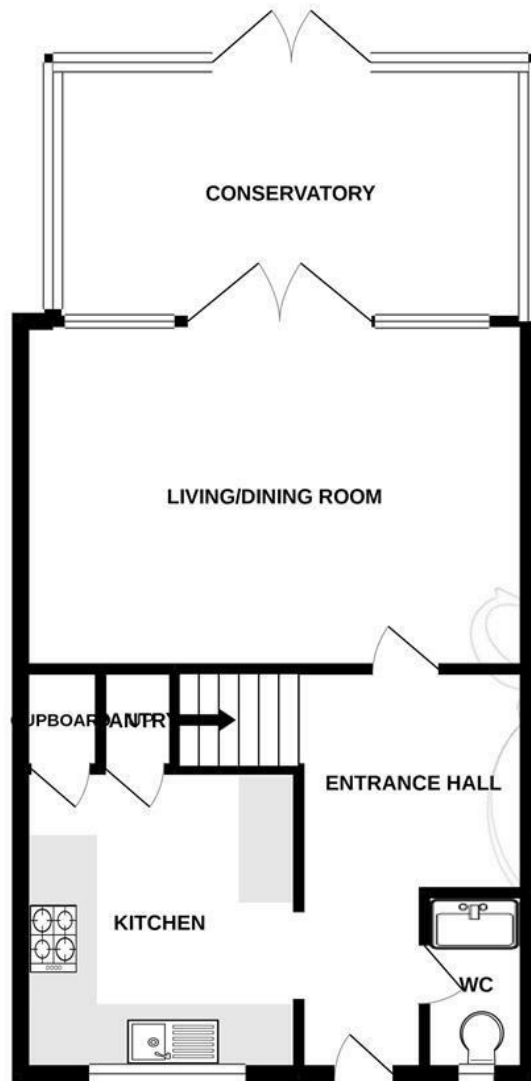






GROUND FLOOR

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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