



3 Boatyard Avenue, Burnham-on-Crouch , Essex CM0 8FR
Price £395,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Positioned fantastically on the fringes of this most sought after modern development overlooking a wonderful, picturesque greensward with children's play area to the front, is this stunningly presented and extremely well maintained detached family home. One of this property's most prominent features is it's desirable and quiet position, yet is still only a short walk to the centre of Burnham and an array of local amenities including railway station, schools, doctors surgery, post office and various pubs, shops and restaurants, not to mention tranquil walks along the banks of the River Crouch. Light, airy and spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a living room, impressive kitchen/diner with integrated appliances and an adjoining utility room which in turn leads to a cloakroom. The first floor then offers a spacious landing leading to a family bathroom and three double bedrooms, the largest of which offers views over the aforementioned greensward and is complimented by an en-suite shower room. Externally, the property enjoys a well presented and generously sized rear garden while the frontage offers off road parking for two vehicles via a block paved driveway under a carport. Viewing is strongly advised. Energy Rating B.

FIRST FLOOR:

LANDING:
Double glazed window to side, radiator, staircase down to ground floor, access to loft space, built in over stairs storage cupboard, doors to:

BEDROOM 1: 18'3 x 10'3 > 6' (5.56m x 3.12m > 1.83m)
Double glazed windows to front and side, 2 radiators, door to:

EN-SUITE: 6'11 x 3'10 (2.11m x 1.17m)
Obscure double glazed window to front, radiator, 3 piece white suite comprising fully tiled shower cubicle with sliding glass door, close coupled wc and pedestal wash hand basin with wall mounted cabinet over, part tiled walls, inset downlights, extractor fan.

BEDROOM 2: 10'7 x 9'2 > 8'4 (3.23m x 2.79m > 2.54m)
Dual aspect room with double glazed windows to front and side, radiator.

BEDROOM 3: 9'2 x 7'6 > 5'7 (2.79m x 2.29m > 1.70m)
Double glazed window to side, radiator, built in wardrobe.

FAMILY BATHROOM:
Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath with mixer tap and tiled splashback, pedestal wash hand basin and close coupled wc, part tiled walls, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:
Part obscure glazed composite entrance door to front, staircase to first floor, wood effect floor, doors to:

LIVING ROOM: 18'5 x 10'2 (5.61m x 3.10m)
Dual aspect room with double glazed window to front and double glazed French style doors opening onto garden, 2 radiators, wall mounted electric fire.

KITCHEN/DINER: 18'4 x 9'3 (5.59m x 2.82m)
Dual aspect room with double glazed windows to front and side, 2 radiators, extensive range of white gloss fronted wall and base mounted storage units and drawers, granite work surfaces with inset 1 ½ bowl sink unit with drainer groove to side, built in 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer and dishwasher, part tiled walls, wood effect floor, built in storage cupboard, door to:

UTILITY: 6'3 x 5'4 (1.91m x 1.63m)
Double glazed entrance door to side opening to carport, radiator, granite work surface with space and plumbing below for washing machine and tumble dryer, wall mounted boiler, continuation of wood effect floor, door to:

CLOAKROOM:
Radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, continuation of wood effect floor, extractor fan.

EXTERIOR:

GARDEN:
Commencing with a paved patio seating area leading to remainder which is predominantly artificially turfed with attractive slate chipped beds and borders, timber storage shed at rear, exterior cold water tap and lighting, side access gate leading to:

CARPORT:
Block paved driveway, covered carport providing off road parking for 2/3 vehicles, side access gate to rear garden, personal door to utility room, access via:

FRONTAGE/SIDE:
Low maintenance shingled frontage and side of property with path to front entrance door.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band D.

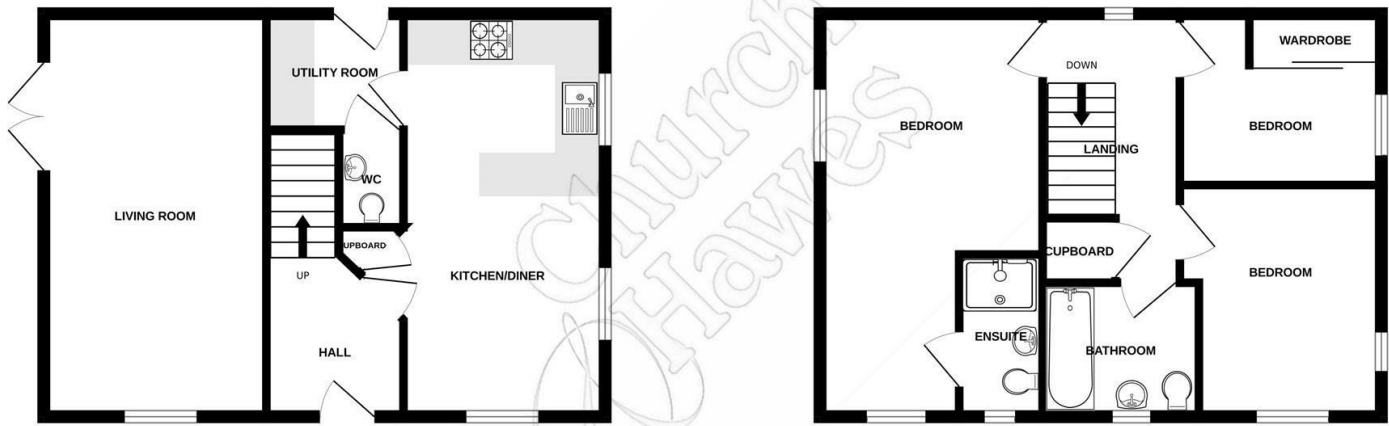
BURNHAM-ON-CROUCH:
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently 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.



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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