



32 Beauchamps, Burnham-On-Crouch , Essex CM0 8PR  
Price £620,000

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



\*\*\*EXTENDED DETACHED FAMILY HOME WITH STUNNING 192' REAR GARDEN\*\*\* Occupying an impressive plot measuring slightly over a quarter of an acre and incorporating the aforementioned picturesque 192' rear garden, is this detached family home offering a wealth of family living space which has been maintained to an impressive standard throughout. Living accommodation commences on the ground floor with an entrance porch leading to an inviting hallway which in turn provides access to a bay fronted living room, play room/study and cloakroom. An impressive kitchen/breakfast room with range oven to remain and integrated appliances then opens to a further family/sitting room and utility room to the side while a simply superb 26'8 garden room with vaulted ceiling occupies the rear. Externally, the property enjoys the stunning rear garden and it's array of established shrubs, plants and trees as well as two greenhouses and a generously sized outbuilding at the rear while the frontage provides extensive off road parking via a block paved driveway leading to a garage. Interest in this property is strongly advised so an early inspection is strongly advised. Energy Rating D.

FIRST FLOOR:

**LANDING:**  
Access to loft space, radiator, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

**BEDROOM 1:** 14'9 > 12'7 x 12' (4.50m > 3.84m x 3.66m )  
Double glazed window to front, radiator, built in wardrobes, door to:

**EN-SUITE:**  
Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, part tiled walls, inset downlights, extractor fan.

**BEDROOM 2:** 9'4 > 8'3 x 11'1 + wardrobes (2.84m > 2.51m x 3.38m + wardrobes )  
Double glazed window to rear, radiator, built in wardrobes, wood effect floor, door to:

**EN-SUITE:**  
Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled wc, tiled walls and floor, inset downlights, extractor fan.

**BEDROOM 3:** 11'4 > 8'4 x 11'1 (3.45m > 2.54m x 3.38m )  
Double glazed window to front, radiator, wood effect floor, built in wardrobes.

**BEDROOM 4:** 10'7 x 8' > 7'4 (3.23m x 2.44m > 2.24m )  
Double glazed window to rear, radiator, door to:

**SHOWER ROOM:**  
Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls and floor, inset downlights, extractor fan.

GROUND FLOOR:

**ENTRANCE PORCH:**  
Double glazed entrance door with side light windows to front, tiled floor, obscure glazed composite entrance door to:

**HALLWAY:**  
Entrance door to front, radiator, staircase to first floor, built in under stairs storage cupboard, doors to:

**PLAYROOM/STUDY:** 15'6 x 7'7 (4.72m x 2.31m )  
Double window to front, radiator, wood effect floor.

**CLOAKROOM:**  
Chrome heated towel rail, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, extractor fan.

**LIVING ROOM:** 16'6 + bay x 11'9 (5.03m + bay x 3.58m )  
Double glazed bay window to front, 2 radiators, gas fire with display mantle over, glazed double doors to:

**SITTING AREA:** 11'6 x 10'7 (3.51m x 3.23m )  
Double glazed French style doors to conservatory, radiator, wood effect floor, open to:

**KITCHEN/BREAKFAST ROOM:** 19'1 x 11'2 (5.82m x 3.40m )  
Double glazed window to rear, extensive range of matching 'Shaker' style wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer ceramic sink unit, Rangemaster oven to remain with extractor hood over, integrated dishwasher, space for fridge/freezer, part tiled walls, tiled floor, inset downlights, open to conservatory and

**UTILITY:** 11'3 x 5'1 (3.43m x 1.55m )  
Double glazed entrance door to side, double glazed window to rear, radiator, range of matching 'Shaker' style wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing for washing machine and tumble dryer, part tiled walls, tiled floor, inset downlights, door into rear of garage.

**GARDEN ROOM:** 26'8 x 11'6 (8.13m x 3.51m )  
Twin double glazed French style doors opening onto rear garden, double glazed windows to side and rear, 3 radiators, double glazed vaulted ceiling, tiled floor.

EXTERIOR:

**REAR GARDEN:** 192' approx (58.52m approx)  
Commencing with a paved patio seating area spanning the width of the property leading to remainder which is split into two sections with the first offering a raised decked seating area housing an impressive breeze hut, the remainder of the garden is predominantly laid to lawn with a vast array of established and mature shrubs and trees planted throughout and to borders, two green houses, further paved seating area leading to an impressive timber built detached outbuilding which has power and light connected, double glazed windows and door to side and would ideally suit to be used as a games room, gym or home office if required, external cold water tap and lighting, side access path with door into utility room and gate leading to:-

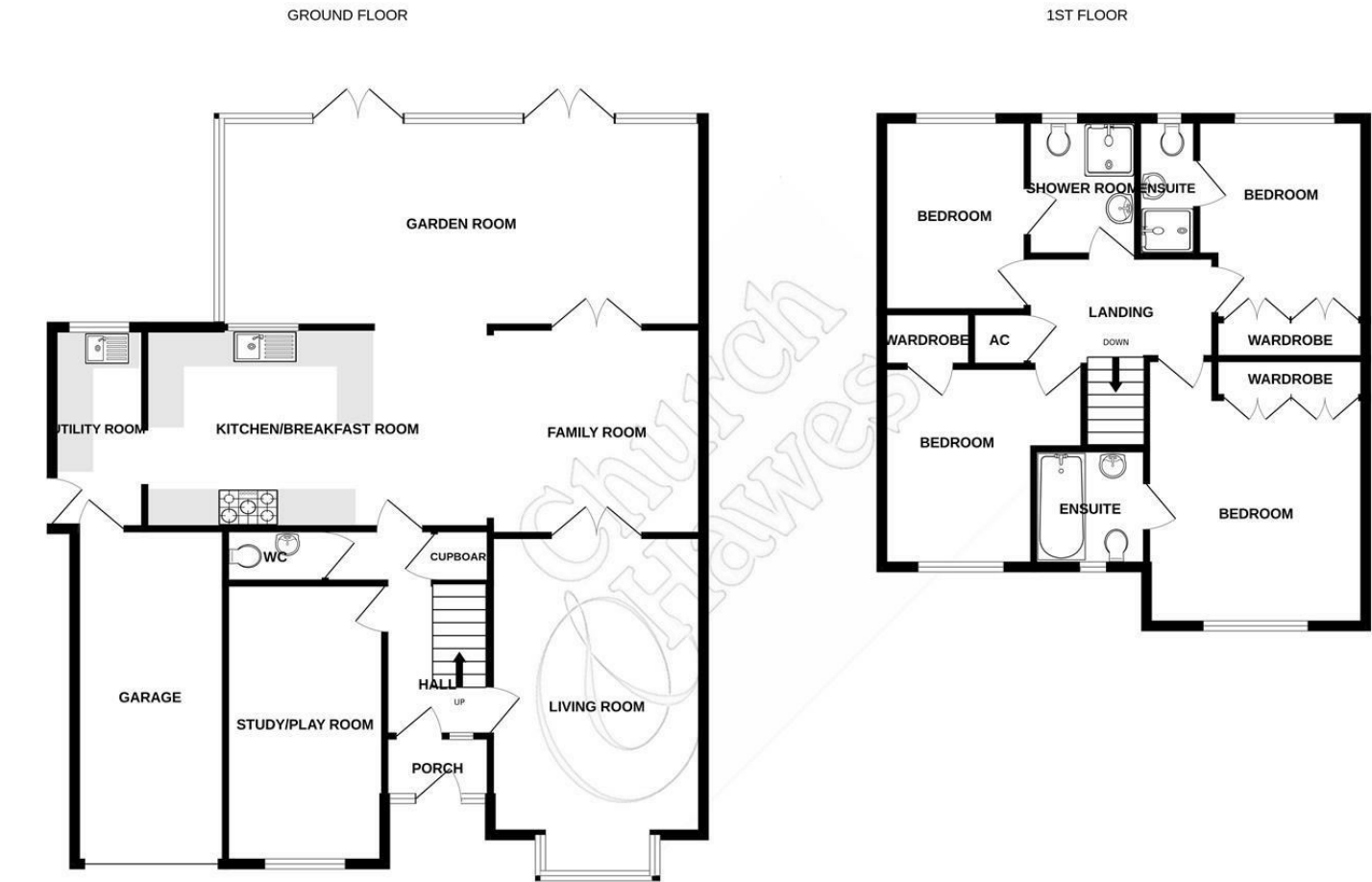
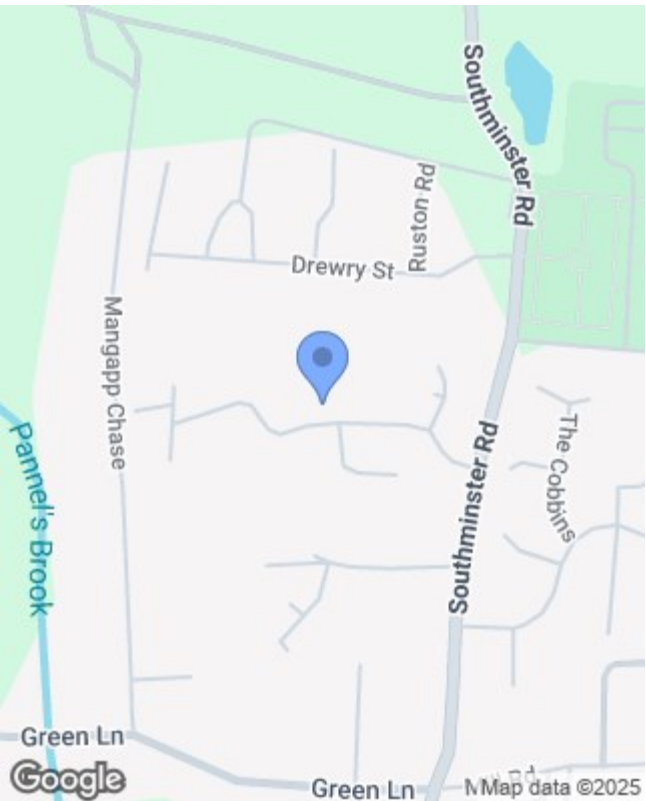
**FRONTAGE:**  
Generously sized frontage comprising a large block paved driveway providing extensive off road parking, side access gate leading to rear, vehicular access to:-

**GARAGE:** 18'9 x 8'4 (5.72m x 2.54m )  
Up and over door to front, power and light connected, personal door to utility.

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

**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.



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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