



7 Mangapp Chase, Burnham-on-Crouch, Essex CM0 8QQ
Price £700,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****Guide Price £700,000 - £750,000**** Positioned favourably on the outskirts of Burnham-on-Crouch along one of it's most favoured leafy country turnings is this substantially improved and wonderfully maintained detached family home with a wonderful rear garden in addition to an impressive gated frontage which offers extensive off road parking. Living accommodation commences on the ground floor with a welcoming entrance hall leading to a study, cloakroom, dual aspect living room, dining room with conservatory at the rear and impressive kitchen with integrated appliances and an adjoining utility room. The first floor then offers a spacious landing leading to a family bathroom and FOUR DOUBLE BEDROOMS, two of which are complimented by built in wardrobes and one offering an impressive en-suite shower room. Externally, the property enjoys the aforementioned rear garden which measures approximately 71' x 50' while the frontage is accessed via a five bar wooden gate and opens to a large granite gravel driveway with two side accesses to the rear garden, in addition to access to a detached garage. An early internal inspection is strongly advised in order to fully appreciate the standard and sized of living accommodation on offer. Energy Rating TBC.

FIRST FLOOR:

LANDING:
Obscure double glazed window to front, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 14'2" > 12'1" x 12'11" (4.32m > 3.68m x 3.94m)
Dual aspect room with double glazed windows to front and side, radiator, range of built in 'Shaker' style wardrobes, door to:

EN-SUITE:
Obscure double glazed windows to front and side, chrome ladder radiator, 4 piece white suite comprising fully tiled walk-in shower with glass door, close coupled wc and twin wash hand basins set on vanity units with storage below and wall mounted mirrors over, wood effect floors, tiled walls.

BEDROOM 2: 12'4" x 10'2" (3.76m x 3.10m)
Double glazed window to rear, radiator.

BEDROOM 3: 13'2" > 10'1" x 12'9" inc wardrobes (4.01m > 3.07m x 3.89m inc wardrobes)
Double glazed window to rear, radiator, 2 built in double wardrobes with further overhead storage cupboards above.

BEDROOM 4: 12' x 9'10" (3.66m x 3.00m)
Double glazed window to rear, radiator.

FAMILY BATHROOM:
Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below and further wall mounted cabinet above, wood effect floor, tiled walls.

GROUND FLOOR:

ENTRANCE HALL:
Obscure double glazed entrance door and window to front, 2 radiators, built in storage cupboard, staircase to first floor, wood effect floor, doors to:

STUDY: 8'2" x 7'8" (2.49m x 2.34m)
Double glazed windows to front and side, radiator, continuation of wood effect floor.

CLOAKROOM:
Obscure double glazed window to side, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls.

LIVING ROOM: 19'10" x 12'8" (6.05m x 3.86m)
Dual aspect room with double glazed windows to front and side, 2 radiators, glazed French doors to:

DINING ROOM: 12'1" x 9'10" (3.68m x 3.00m)
Double glazed windows to side, radiator, door back to hallway, wood effect floor, double glazed French style doors back into living room and to:-

CONSERVATORY: 9'7" x 8'11" (2.92m x 2.72m)
Double glazed entrance door to side, double glazed windows to side and rear, wood effect floor.

KITCHEN: 14'1" > 12'2" x 9'11" (4.29m > 3.71m x 3.02m)
Double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset double bowl/single drainer sink unit, built in 4-ring electric hob with extractor over, built in eye level double oven, integrated microwave, doorway to:

UTILITY: 10'10" x 6'11" (3.30m x 2.11m)

Obscure double glazed entrance door to rear, double glazed window to rear, wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing for American style fridge freezer, washing machine, tumble dryer and dishwasher.

EXTERIOR:

REAR GARDEN: 71' x 50' approx (21.64m x 15.24m approx)

Commencing with an impressive and large paved patio seating area with an equally impressive raised decked seating area to side, leading to remainder which is predominantly laid to lawn with mature planted beds to borders, timber storage shed and summer house to each corner, external cold water tap, side access paths and gates to both sides of the house, one of which is large enough for storage or transport of a boat through wide opening gates leading to:-

FRONTAGE:

Accessed via a block paved entrance and 5 bar wooden gate opening to a substantial granite gravel frontage which offers extensive off road parking for multiple vehicles, side access gates to both sides leading to rear garden, access to:-

GARAGE:

Up and over electric door to front, double glazed personal door and window to side.

TENURE & COUNCIL TAX BAND:

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

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.

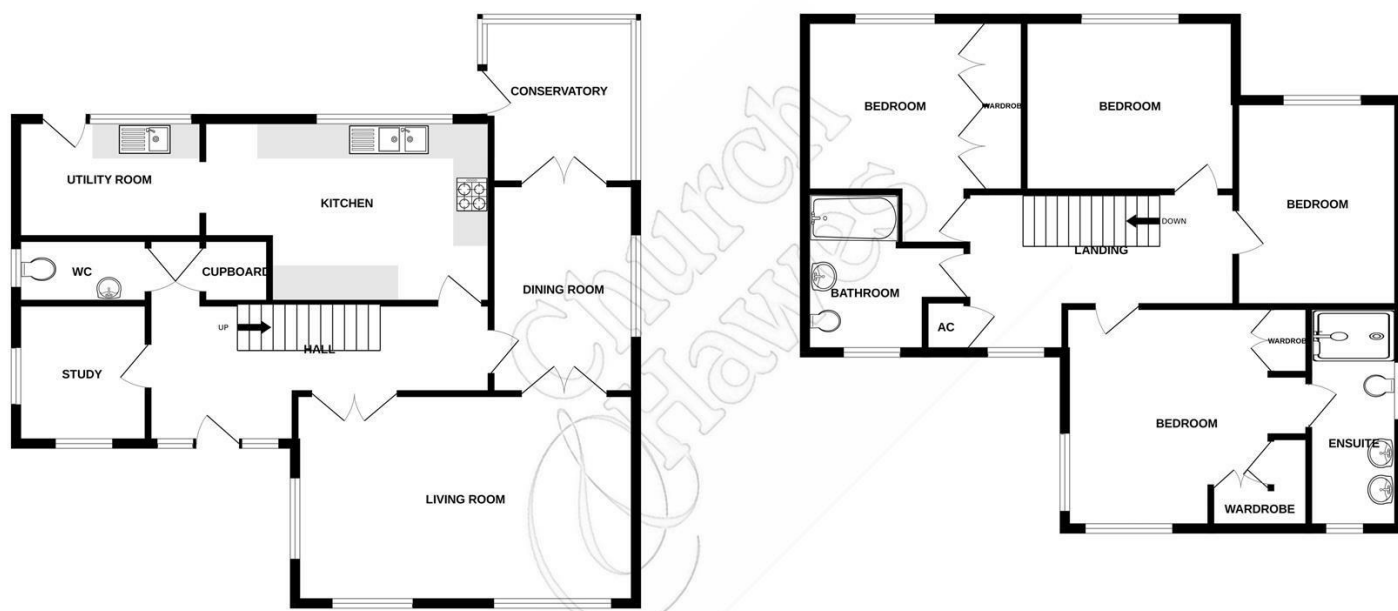
AGENTS NOTE:

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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