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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



50 Queens Road, Burnham-on-Crouch, Essex CM0 8DY Price £250,000

GUIDE PRICE £250,000 TO £260,000 Positioned favourably in the centre of Burnham within walking distance of an array of local amenities including shops, restaurants, pubs, post office, doctors surgery and railway station with direct links into London Liverpool Street, in addition to Burnham's picturesque marina, river frontage and historic High Street, is this improved and well maintained terraced character cottage. Generously sized and well presented living accommodation commences on the ground floor with an impressive dual aspect 27'5 living/dining room leading to a kitchen and a family bathroom at the rear. The first floor then offers two light and airy double bedrooms. Externally, the property enjoys a wonderful rear garden measuring approximately 60' which has been tastefully improved by the present owners and now offers a superb log cabin/summer house which is ideally suited for use as an office/home gym or games room. Interest in this property is expected to be high so an internal inspection is strongly advised. Energy Rating E.



FIRST FLOOR:

BEDROOM ONE: 11'2 x 9'7 (3.40m x 2.92m)

Double glazed window to front, radiator.

BEDROOM TWO: 11'2 x 9'7 (3.40m x 2.92m)

Double glazed window to rear, radiator, built in storage cupboard/wardrobe, access to loft space.

LANDING:

Spiral staircase leading to:

GROUND FLOOR:

LIVING ROOM/DINING ROOM: 27'5 x 9'7 (8.36m x 2.92m)

Double glazed bay window to front, part glazed composite entrance door to front, 2 radiators, feature fireplace, wood effect flooring, double glazed window to rear, door to:

KITCHEN: 10'9 x 5'10 (3.28m x 1.78m)

Part glazed door to side, obscure double glazed window to side, radiator. Kitchen comprising stainless steel sink unit set in roll edged work surface, 4-ring 'Smeg' gas hob, built in matching wall and base mounted storage units with display cabinet, built in eye level double oven, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, tiled splash backs, door to:

BATHROOM: 9' x 5'6 (2.74m x 1.68m)

Obscure double glazed window to rear, obscure double glazed window to side, radiator, 3 piece white suite comprising panelled bath with shower over and glass screen, close coupled wc and pedestal wash hand basin, fully tiled walls and flooring, wall mounted gas fired boiler.

EXTERIOR - REAR GARDEN: approx 60' (approx 18.29m)

Commencing with a raised decked seating area leading to remainder which is partially laid to lawn with a paved path surround and on to an attractive shingled area which in turn leads to a further raised decked seating area housing an impressive outbuilding with double glazed French style doors, power and light connected which is ideally set up for use as an office, gym or games room.

FRONTAGE:

A small paved frontage with retaining dwarf wall and picket fence, access to entrance door.

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 Creeksia 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 floor plan 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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