



Hillside Road, Burnham-on-Crouch , Essex CM0 8EY  
Guide price £550,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*GUIDE PRICE £550,000 TO £575,000\*\*OFFERING ONE OF BURNHAM'S MOST FAVOURED POSITIONS & BEING SOLD WITH NO ONWARD CHAIN!!\*\*** Favourably positioned towards the end of one of Burnham's most favoured and desired central turnings is this individual and spacious detached character residence. The property offers a most convenient location within walking distance of Burnham's historic High Street, Country Park, railway station and Marina as well as a vast array of shops, restaurants and pubs. The property does require some modernisation throughout but offers wonderful potential to improve as well as spacious living accommodation throughout already. Living space commences on the ground floor with an entrance hall leading to a bathroom, kitchen and side lobby/utility room while across the rear is a generously sized living room opening to a dining room which in turn leads to a conservatory and a bedroom/office. The first floor then offers a landing leading to an impressive refitted shower room and **THREE DOUBLE BEDROOMS**, one of which opens to a balcony at the rear. Externally, the property enjoys a wonderfully sized and maintained plot comprising a stunning rear garden and an equally impressive frontage which offers extensive off road parking and access to a double length garage. Properties of this ilk and in this most favoured of locations are in strong demand so an early viewing is strongly advised. Energy Rating D.





## FIRST FLOOR:

### LANDING:

Staircase down to ground floor with double glazed window to side, doors to:

### BEDROOM 1: 12'2 x 12'1 (3.71m x 3.68m )

Dual aspect room with double glazed windows to front and side, radiator, range of built in bedroom furniture including wardrobes, dresser and bedside units.

### BEDROOM 2: 12'5 x 12'1 (3.78m x 3.68m )

Double glazed window to front, radiator, access to loft space.

### BEDROOM 3: 13'1 > 10'10 x 10'8 (3.99m > 3.30m x 3.25m )

Dual aspect room with double glazed windows to side and double glazed French style doors to rear opening onto balcony with chain link railing, radiator, built in wardrobe.

### SHOWER ROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising large fully tiled walk-in shower with glass door, 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:

Covered storm porch providing access into:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door to side, radiator, staircase to first floor with recess below, access to:

### BATHROOM:

Obscure double glazed windows to front and side, 3 piece white suite comprising pedestal wash hand basin, close coupled wc and walk-in adapted/accessible bath with mixer tap and shower over, tiled walls and floor.

### KITCHEN/BREAKFAST ROOM: 9'4 x 8'8 (2.84m x 2.64m )

Double glazed window to front, radiator, fitted with extensive range of matching 'Shaker' style wall and base

mounted storage units and drawers, roll edged work surfaces incorporating breakfast bar area with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over, built in eye level double oven, integrated dishwasher and recess for fridge/freezer, tiled walls, wood effect floor.

### SIDE LOBBY/UTILITY: 12'3 x 4'10 (3.73m x 1.47m )

Obscure double glazed entrance doors to front and rear, obscure double glazed window to side, space and plumbing for washing machine and tumble dryer.

### LIVING ROOM: 15'1 > 12'2 x 14'2 (4.60m > 3.71m x 4.32m )

Double glazed sliding patio doors opening to rear garden, double glazed windows to either side, radiator, exposed brick feature fireplace with display mantle over, open to:

### DINING ROOM: 10'5 x 10'1 (3.18m x 3.07m )

Double glazed window to front, radiator, obscure double glazed door to:

### CONSERVATORY: 10'7 x 8'5 (3.23m x 2.57m )

Double glazed entrance door to side, double glazed windows to side and rear, radiator, door to:

### BEDROOM/OFFICE: 15'4 x 9'1 (4.67m x 2.77m )

Double glazed window to rear, radiator, obscure glazed door to garage.

### EXTERIOR - REAR GARDEN:

Commencing with steps down to a paved seating area with shingled border leading down to remainder which is predominantly laid to lawn with established planted borders, generously sized side access with gate leading to:-

### FRONTAGE:

The frontage offers a further garden area which is predominantly laid to lawn with established planted beds to borders and side access gate leading to rear garden, driveway for multiple vehicles providing access to:-

### GARAGE: 16' x 8'9 (4.88m x 2.67m )

Electric up and over door to front, double glazed personal door and window to rear, overhead storage timbers.

## 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.

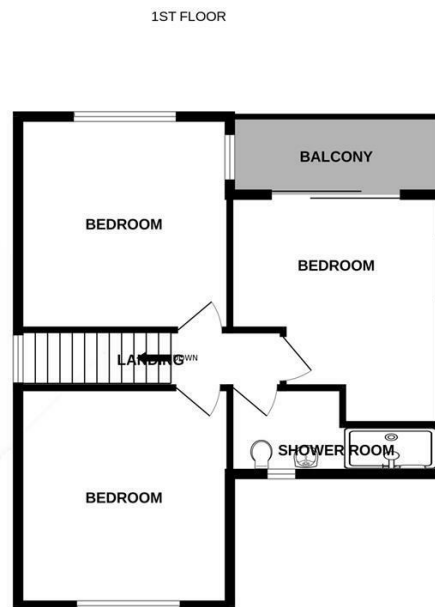
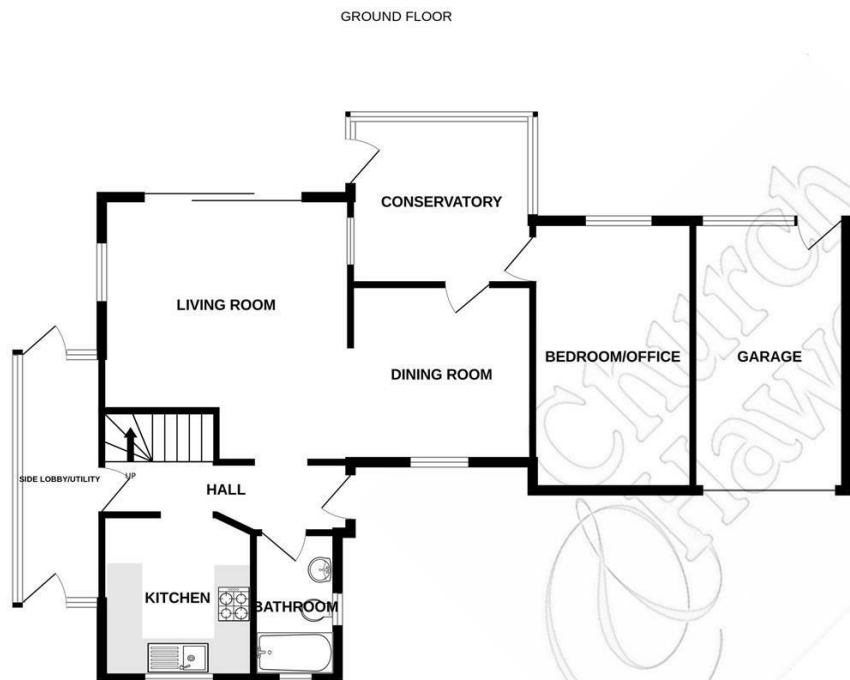












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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