



Ember Way, Burnham-on-Crouch, Essex CM0 8TJ  
Price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## **\*\*STUNNING 76' GARDEN WITH EXTENSIVE PARKING AT REAR\*\***

Positioned favourably along a quiet walkway on the ever popular Maple Leaf development on the fringes of Burnham, yet still within walking distance to the town centre with its array of shops, pubs, restaurants, doctors surgery, country park, marina and railway station, is this extremely well presented and extended semi-detached chalet style residence. Deceptive living accommodation commences on the ground floor with an entrance hall leading to a living room which in turn provides access to an impressively sized kitchen, inner hallway, bathroom with 4 piece suite and two double bedrooms, one of which that can be utilised as a potential dining room or study area. The first floor then offers a small landing leading to a further double bedroom with impressive views down the stunning rear garden in addition to two separate accesses into the roof space which could be converted to create further living accommodation (STPP). Externally, the property enjoys the aforementioned stunning rear garden which offers a depth of approx. 76' and a maximum width at the rear of approx. 75' and incorporates a large shingled driveway providing extensive off road parking via wide opening gates to the rear. Properties of this ilk offering this most generous of plots are rare to the market so an early internal inspection is strongly advised. Energy Rating D.

### **FIRST FLOOR:**

#### **LANDING:**

Staircase down to ground floor, two doors into loft space which lends itself for conversion to a master suite with en-suite & dressing area if required (stpp), door to:-

#### **BEDROOM:**

12'3 x 11'1 (3.73m x 3.38m)

Double glazed window to rear, radiator.

### **GROUND FLOOR:**

#### **ENTRANCE HALL:**

Obscure double glazed entrance door to front, radiator, built in storage cupboard, door to:-

#### **LIVING ROOM:**

16'7 x 12'11 (5.05m x 3.94m)

Double glazed window to front, radiator, staircase to first floor, doors to:-

#### **KITCHEN:**

10'8 x 7'11 (3.25m x 2.41m)

Double glazed window to side, extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in 4 ring electric hob with extractor hood over, oven below and tiled splash back, space and plumbing washing machine, dishwasher and fridge/freezer, tiled floor.

#### **INNER HALL:**

Doors to:-

#### **FAMILY BATHROOM:**

Two obscure double glazed windows to side, chrome heated towel rail, 4 piece white suite comprising panelled bath, pedestal wash hand basin, close coupled WC and fully tiled corner shower cubicle with sliding glass doors, part tiled walls, built in storage cupboard, tiled floor, inset down lights, extractor fan.

#### **BEDROOM:**

14'1 x 9'9 (4.29m x 2.97m)

#### **DINING ROOM/BEDROOM:**

11' x 8'4 (3.35m x 2.54m)

Double glazed sliding patio doors to rear opening on to garden, radiator.

### **EXTERIOR:**

#### **REAR GARDEN:**

76' deep x 75' max width (23.16m deep x 22.86m max width)

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with various planted beds and trees interspersed, a paved path leads through the garden towards the rear boundary where extensive off road parking can be found via a shingled driveway and a vehicular rear access gate, 2 storage sheds and 1 metal shed to remain, exterior cold water tap, side access path and gate leading to:

#### **FRONTAGE:**

Mainly laid to lawn with planted beds, path leading to entrance door and to side access gate providing access to rear garden.

#### **TENURE & COUNCIL TAX:**

This property is being sold freehold and is Council Tax Band C.

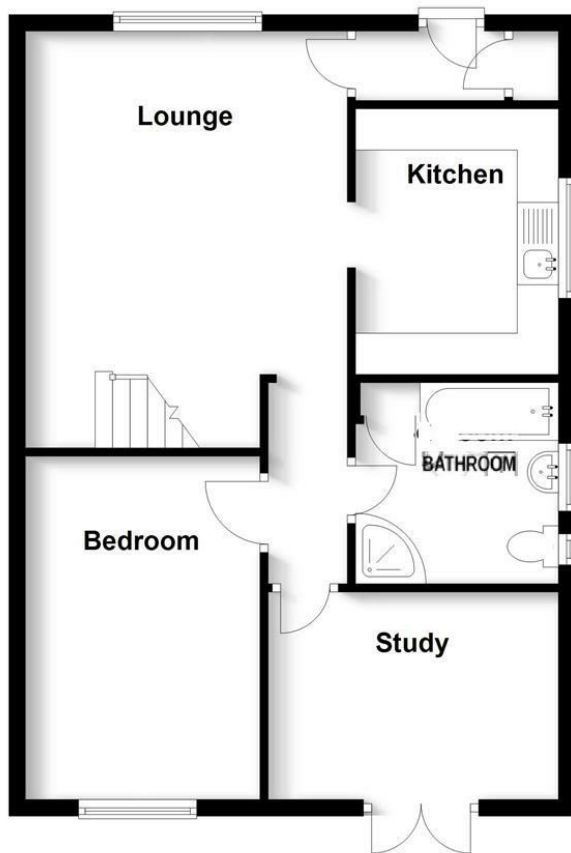
### **BURNHAM-ON-CROUCH:**

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.

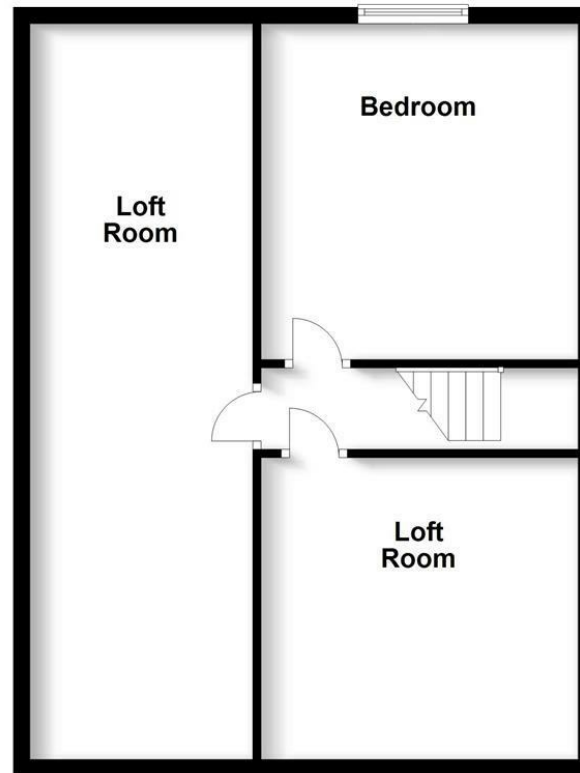
### **AGENTS NOTES:**

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**



**First Floor**



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