



Dunkirk Road, Burnham-on-Crouch , Essex CM0 8LG
Price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****NO ONWARD CHAIN**** Set favourably in the heart of Burnham within walking distance of it's historic High Street and it's array of restaurants, pubs and River Crouch frontage, in addition to it's railway station which offers direct links into London Liverpool Street, is this improved and wonderfully presented semi-detached family home, backing on to open fields. Deceptively spacious living accommodation commences on the ground floor with an entrance hall leading to a living room, cloakroom and kitchen/diner across the rear which in turn leads to a conservatory. The first floor then offers a landing leading to three well proportioned double bedrooms, one of which offers views over the aforementioned fields to the rear as well as a refitted family bathroom. Externally, the property enjoys a well presented rear garden while the frontage provides extensive off road parking and vehicular access to a garage. Viewing is strongly advised to avoid disappointment. Energy Rating C.



FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, airing cupboard housing hot water cylinder, staircase to ground floor, doors to:

BEDROOM 1: 13'4 x 10'1 (4.06m x 3.07m)

Double glazed window to front, radiator.

BEDROOM 2: 12'4 x 10'1 (3.76m x 3.07m)

Double glazed window to rear, radiator.

BEDROOM 3: 10'3 x >7'9 x 6'11 > 3'7 (3.12m x >2.36m x 2.11m > 1.09m)

Double glazed window to side, radiator, built in wardrobe.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled wc and pedestal wash hand basin, part tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Composite entrance door with obscure double glazed side light window to side, radiator, stairs to first floor with storage cupboard below, wood effect floor, doors to:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, wood effect floor.

LIVING ROOM: 16'3 x 10'9 (4.95m x 3.28m)

Double glazed window to front, radiator, wood effect floor, door to:

KITCHEN/DINER: 17'4 x 9'4 (5.28m x 2.84m)

Double glazed window to rear, double glazed sliding door to conservatory, radiator, range of matching 'Shaker' style wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with oven below and extractor hood over, space and plumbing for fridge

freezer, washing machine and dishwasher, part tiled walls, wood effect floor.

CONSERVATORY: 11'2 x 6'10 (3.40m x 2.08m)

Double glazed entrance door to side, double glazed windows to side and rear, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with driveway to side of house providing off road parking and access to:

GARAGE:

Up and over door to front, power and light connected, personal door to side.

TENURE & COUNCIL TAX BAND:

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

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.

BURNHAM-ON-CROUCH:

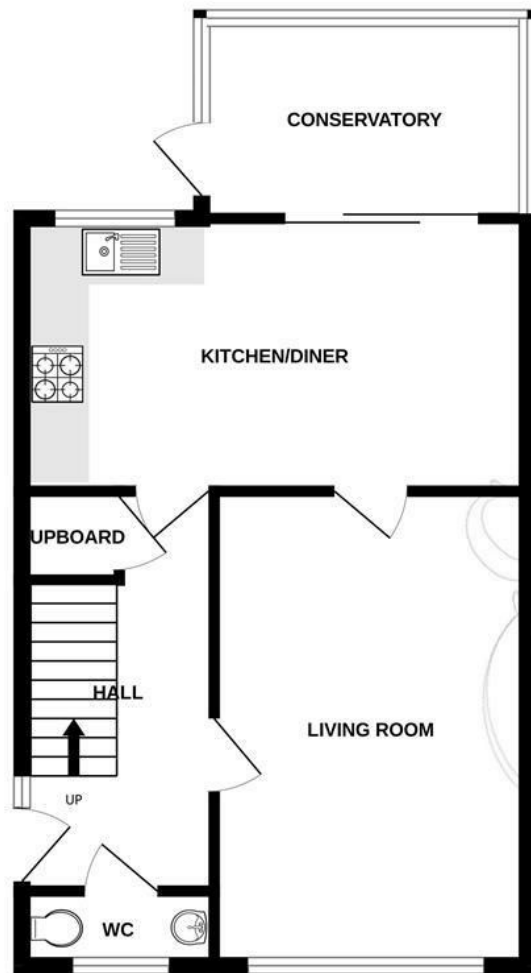
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent 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.

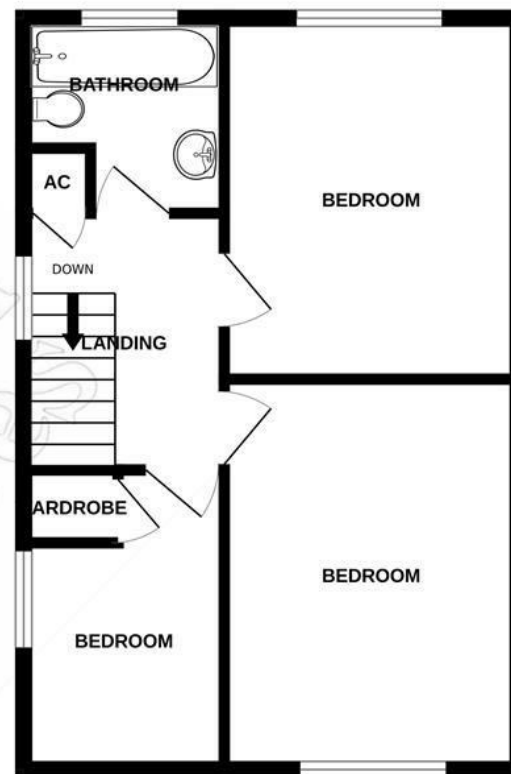




GROUND FLOOR



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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