



11 Fitzwilliam Road, Burnham-on-Crouch , Essex CM0 8GJ  
£2,250 PCM

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



**\*\*AVAILABLE IMMEDIATELY\*\*** Occupying an enviable position on the edge of the ever sought after Corinthian Place development on the fringes of Burnham is this quite superb executive detached family home. The property has been wonderfully maintained by the landlords and has also been stylishly improved and offers light, airy and spacious living accommodation throughout commencing on the ground floor with an inviting entrance hall leading to a dual aspect living room, cloakroom, dining room/snug in addition to a superb open plan kitchen/breakfast/family room at the rear with adjoining utility room. The first floor then offers a spacious landing leading to an impressive four piece family bathroom and FIVE BEDROOMS, two of which are complimented by en-suite shower rooms. Externally, the property enjoys a quiet position on the edge of the development and therefore offers extensive off road parking and a detached double garage as well as a manageable garden to the rear. The property also offers a favourable position within walking distance to local schools, shops, pubs and restaurants set along Burnham's historic High Street and banks of the River Crouch for sailing/yachting enthusiasts. The property is also positioned approximately 0.5 miles from Burnham's railway station which offers direct links into London Liverpool Street for commuters. An early inspection of this property is strongly advised to fully appreciate the size and standard of living accommodation this property has to offer. Private working tenants preferred, no pets or smokers considered. Energy Rating B.

FIRST FLOOR:

**LANDING:**  
Radiator, access to loft space, airing cupboard housing hot water cylinder, staircase down to Ground Floor, doors to:

**BEDROOM 1: 14'4 x 12'2 (4.37m x 3.71m )**  
Double glazed windows to both sides, 2 radiators, built in wardrobes, door to:

**EN-SUITE:**  
Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, part tiled walls, inset downlights, extractor fan.

**BEDROOM 2: 12'9 x 10'10 (3.89m x 3.30m )**  
Double glazed windows to front and side, radiator, door to:

**EN-SUITE:**  
Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, part tiled walls, inset downlights, extractor fan.

**BEDROOM 3: 12'2 x 10'2 (3.71m x 3.10m )**  
Double glazed window to front, radiator.

**BEDROOM 4: 11'3 x 10'6 (3.43m x 3.20m )**  
Double glazed window to rear, radiator.

**BEDROOM 5: 9'3 x 7'8 (2.82m x 2.34m )**  
Double glazed window to front, radiator.

**FAMILY BATHROOM: 9'10 x 7'9 (3.00m x 2.36m )**  
Obscure double glazed window to rear, heated towel rail, 4 piece white suite comprising panelled bath with mixer tap, close coupled WC, pedestal wash hand basin with wall mounted cabinet over and fully tiled walk-in shower with sliding glass door, part tiled walls, extractor fan.

GROUND FLOOR:

**ENTRANCE HALL:**  
Obscure double glazed entrance door to front, radiator, storage cupboard, staircase to First Floor, wood effect floor, doors to:

**LIVING ROOM: 21'8 + bay x 14'1 >11'11 (6.60m + bay x 4.29m >3.63m )**  
Double glazed bay window to front and double glazed French style doors to rear, 2 radiators.

**DINING ROOM/SNUG: 12'11 + bay x 10'6 (3.94m + bay x 3.20m )**  
Double glazed bay window to front and double glazed window to side, 2 radiators.

**CLOAKROOM:**  
Radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splashback, wood effect floor, extractor fan.

**KITCHEN/DINING/FAMILY ROOM: 21'6 x 14'4 (6.55m x 4.37m )**  
Double glazed French style doors to side and double glazed windows to other side and rear, 2 radiators, extensive range of gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer sink unit, built in 5-ring gas hob with extractor hood over, built in eye level double oven, integrated fridge/freezer, wood effect floor, door to:

**UTILITY: 8' x 7' (2.44m x 2.13m )**  
Obscure double glazed entrance door to rear, range of matching wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, integrated washing machine, wood effect floor, extractor fan.

**EXTERIOR - REAR GARDEN:**  
Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with bark chipped area at rear of garage, exterior cold water tap and power point, side access gate leading to:

**FRONTAGE:**  
Large block paved frontage providing extensive off road parking and access to:

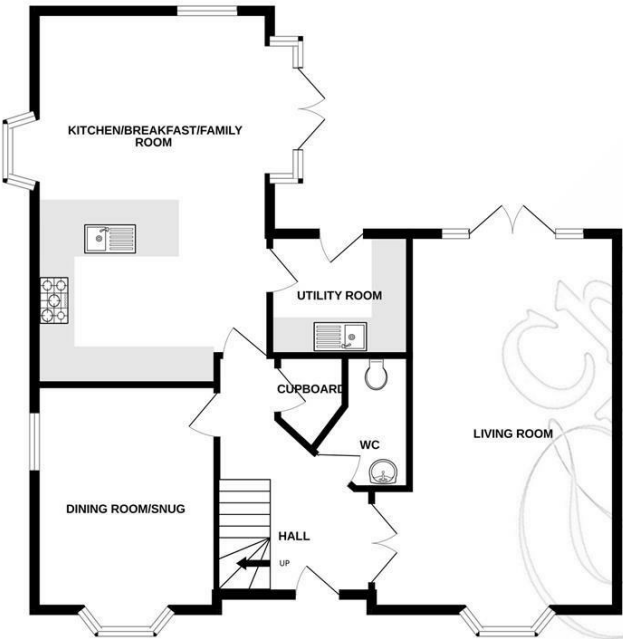
**DETACHED DOUBLE GARAGE:**  
Twin up and over doors to front, power and light connected, overhead storage timbers, personal door to side into rear garden.

**COUNCIL TAX BAND:**  
Tax Band G.

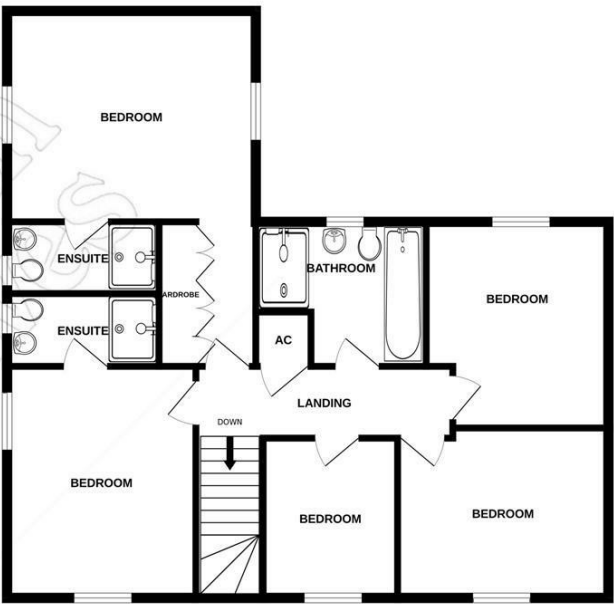
**LETTINGS INFORMATION:**  
Thank you for your enquiry regarding property to let. Most of the properties are offered for letting part furnished, although some may also be available either unfurnished or fully furnished.  
We shall be pleased to arrange viewing of properties which are of interest to you, usually by agreement with the owner or present tenant. Where properties are currently vacant, accompanied viewings can be arranged, usually during normal business hours.  
A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, DRIVING LICENCE and also a UTILITY BILL (not more than three months old) showing your current address. Before the application can begin we will need the above along with the PRE LET QUESTIONNAIRE, REFERENCE FORMS, PET / DECORATING request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM returned fully completed and signed, without these we are unable to proceed with your proposed rental.  
COMPANY LETS ARE CHARGED AT £250 PER REFERENCE and a £160 CHARGE FOR THE PREPARATION OF THE TENANCY AGREEMENT. Your application will then be processed by a Reference Agency, we usually receive approval within two or three working days but please allow at least seven.  
Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved. If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable.  
Please see accompanying holding deposit acknowledgment sheet for further information.  
One weeks holding deposit is the rent multiplied by 12 months and then divided by 52.  
For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit.  
Properties are offered for letting on Assured Shorthold Tenancies of 6 or 12 months only. Subject to availability a further extension to the term may be arranged.  
A security deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, condition of the property and all breaches of the tenancy agreement. N.B. Both the deposit together with the first months rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details), Bankers Draft or printed Building Society Cheque. Any personal cheque will necessitate 5 working days for it to clear before you will be able to take up occupancy. CASH IS NOT ACCEPTABLE



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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