



92 Maple Way, Burnham-on-Crouch , Essex CM0 8TS
Price £295,000

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

****NO ONWARD CHAIN**** Positioned favourably adjacent to a quiet walkway on the fringes of the ever sought after Maple Leaf development, which in turn is only a short walk to the centre of Burnham with its array of local amenities including the railway station, is this deceptively spacious house, ideally suited to either a first time buyer or as a buy to let investment. The property does require a small degree of modernisation but offers great space and scope for improvement with living accommodation commencing on the ground floor with an entrance porch providing access to a light and airy living room which offers an open plan living arrangement to the dining room and kitchen area. The first floor then offers a landing area providing access to TWO DOUBLE BEDROOMS and a family bathroom. Externally, the property enjoys an impressively sized and wonderfully maintained rear garden while the frontage offers off road parking for two vehicles via a block paved driveway. Further benefits include double glazed windows and doors and gas fired radiator central heating. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:
Staircase down to ground floor, access to loft space, doors to:

BEDROOM 1: 12'6 x 10'5 (3.81m x 3.18m)
Double glazed window to front, radiator, built in wardrobes and further storage cupboard.

BEDROOM 2: 8'8 x 8'7 (2.64m x 2.62m)
Double glazed window to rear, radiator.

FAMILY BATHROOM:
Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with shower over, close coupled wc and pedestal wash hand basin, wall mounted cabinet, part tiled walls.

GROUND FLOOR:

ENTRANCE PORCH:
Obscure double glazed entrance door to front, full height obscure double glazed window to front, door to:

LIVING ROOM: 19'5 x 16'1 (total with kitchen/diner) (5.92m x 4.90m (total with kitchen/diner))
Full height double glazed window to front, radiator, staircase to first floor with storage cupboard below, airing cupboard housing hot water cylinder, open plan to:

KITCHEN/DINER:
Double glazed sliding patio door opening onto rear garden, double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, space and plumbing for fridge, freezer, washing machine and dishwasher, gas cooker to remain with extractor hood over, wall mounted boiler, part tiled walls.

EXTERIOR:

REAR GARDEN:
Commencing with a large paved patio seating area leading to

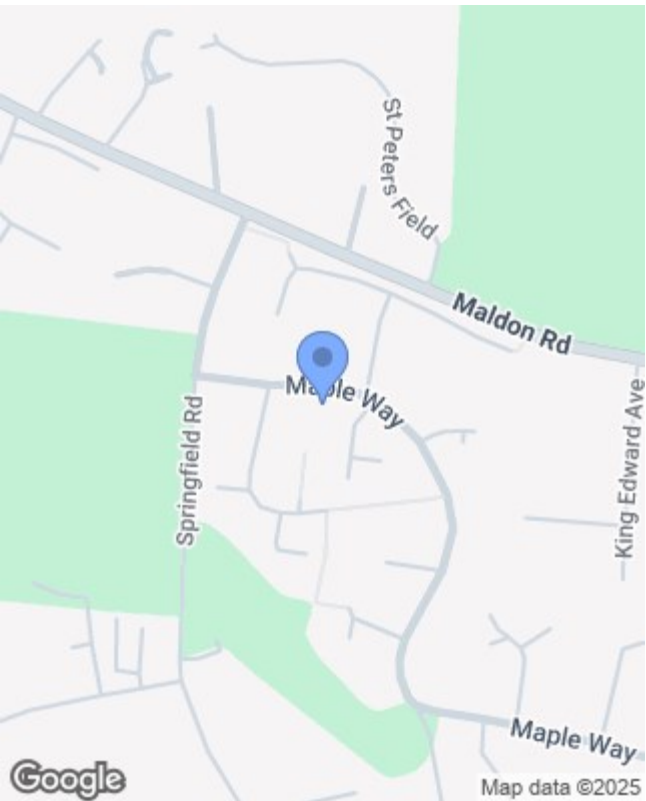
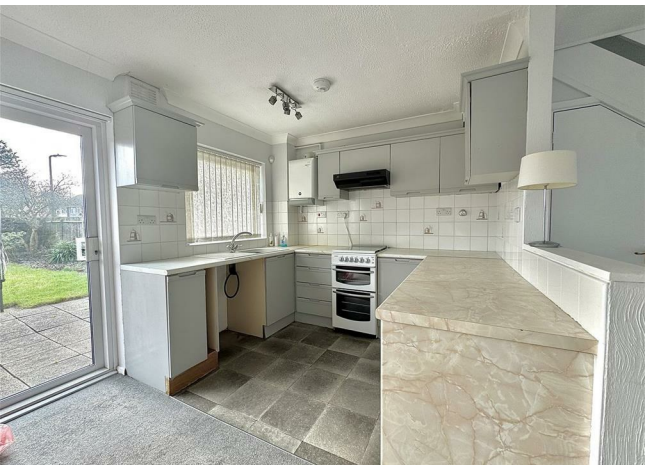
remainder which is predominantly laid to lawn with planted beds and borders, concrete base for storage shed, wider than average area to side of house providing space for bin store and side access gate leading to:

FRONTAGE:
Block paved driveway providing off road parking for 2 vehicles, side access gate leading to rear garden.

TENURE & COUNCIL TAX:
This property is being sold freehold and is Tax Band C.

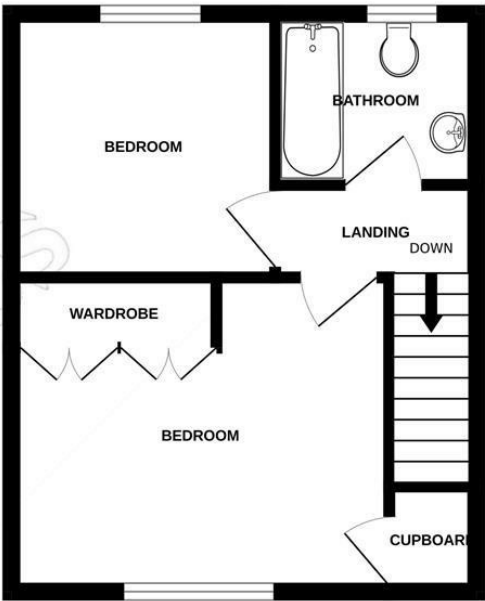
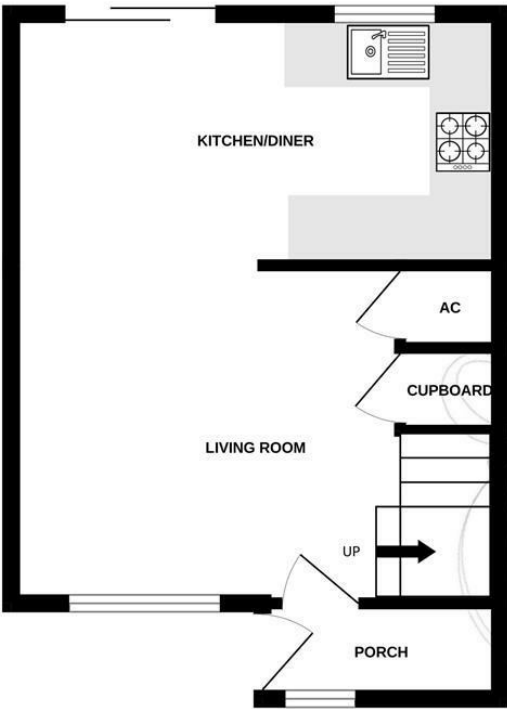
BURNHAM-ON-CROUCH:
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently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

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.



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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