

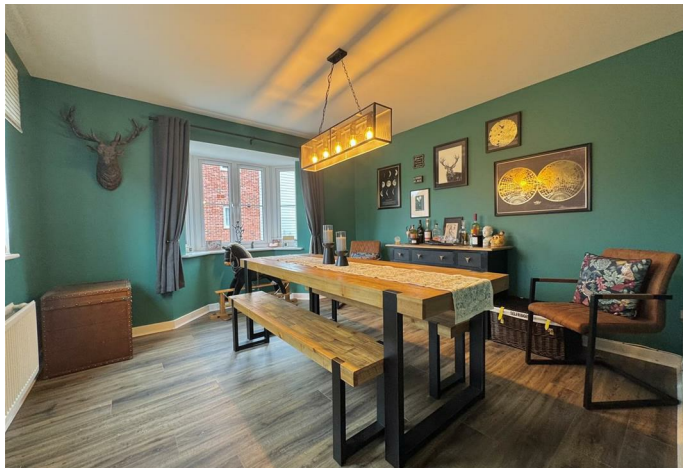


Oak Crescent, Burnham-on-Crouch , Essex CM0 8FP
Guide price £525,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £525,000 TO £550,000 Offered for sale with NO ONWARD CHAIN and positioned fantastically on the fringes of this most sought after modern development overlooking a wonderful, picturesque greensward to the front, is this stunningly presented and extremely well maintained detached family home. One of this property's most prominent features is it's desirable and quiet position, yet is still only a short walk to the centre of Burnham and an array of local amenities, including schools, doctors surgery, post office and various pubs, shops and restaurants, not to mention tranquil walks along the banks of the River Crouch. Light, airy and spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a dual aspect living room, dining room, cloakroom and stunning kitchen/breakfast room with Quartz work surfaces and integrated appliances as well as an adjoining utility room. The first floor then offers a spacious landing leading to a family bathroom and FOUR DOUBLE BEDROOMS, the largest of which is complimented by an en-suite shower room. Externally, the property enjoys a well presented generously sized and low maintenance rear garden while the frontage offers extensive off road parking to both sides of the property, electric car charging point and access to a garage. Viewing is strongly advised to avoid disappointment! Energy Rating B.



FIRST FLOOR:

LANDING:

Double glazed windows to front and rear, radiator, access to loft space, built in storage cupboard, staircase down to ground floor, doors to:

BEDROOM 1: 15'6 x 12'11 (4.72m x 3.94m)

Dual aspect room with double glazed windows to both sides, radiator, wood effect floor, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle with sliding glass door, pedestal wash hand basin and close coupled wc, part tiled walls, extractor fan.

BEDROOM 2: 13'8 x 12'1 (4.17m x 3.68m)

Double glazed window to front, radiator, wood effect floor.

BEDROOM 3: 11'8 x 8'9 (3.56m x 2.67m)

Dual aspect room with double glazed windows to front and side, radiator, wood effect floor.

BEDROOM 4: 11'9 x 9' (3.58m x 2.74m)

Double glazed window to side, radiator, wood effect floor.

FAMILY BATHROOM:

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

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure double glazed entrance door with side light windows to front, radiator, built in storage cupboard, staircase to first floor, wood effect floor, doors to:

LIVING ROOM: 18'1 x 11'8 (5.51m x 3.56m)

Dual aspect room with double glazed window to front and double glazed French style doors opening on to rear garden, 2 radiators, wood effect floor.

DINING ROOM: 12'8 x 11'11 (3.86m x 3.63m)

Dual aspect room with double glazed window to front and double glazed bay window to side, radiator, wood effect floor.

CLOAKROOM:

Radiator, 2 piece white suite comprising pedestal wash hand basin with tiled splashback and close coupled wc, extractor fan.

KITCHEN/BREAKFAST ROOM: 15'4 x 12'11 (4.67m x 3.94m)

Dual aspect room with double glazed windows to both sides and double glazed French style doors opening onto rear garden, radiator, extensive range of walnut effect wall and base mounted storage units and drawers complimented by under unit and plinth lighting, grey quartz work surfaces with inset sink unit with drainer groves to side, built in 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer and dishwasher, tiled floor, door to:

UTILITY:

Double glazed window to side, roll edged work surface with inset sink unit, storage unit and space and plumbing below for washing machine, tiled floor, extractor fan.

EXTERIOR:

REAR GARDEN:

Low maintenance garden commencing with a large paved patio seating area leading to remainder, half of which is artificially turfed and the other half bark chipped, external power point, lighting and cold water tap, side access gate leading to:

FRONTAGE:

Artificially turfed frontage opening to left hand side of house where there is a block paved parking space with electric charging point. To the other side is a further block paved driveway providing off road parking for 3 vehicles, side access into rear garden and access to:

GARAGE:

Electric roller shutter door to front, power and light connected, fully boarded loft space.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band F. There is an Estate Management Fee of £275 p.a.

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.

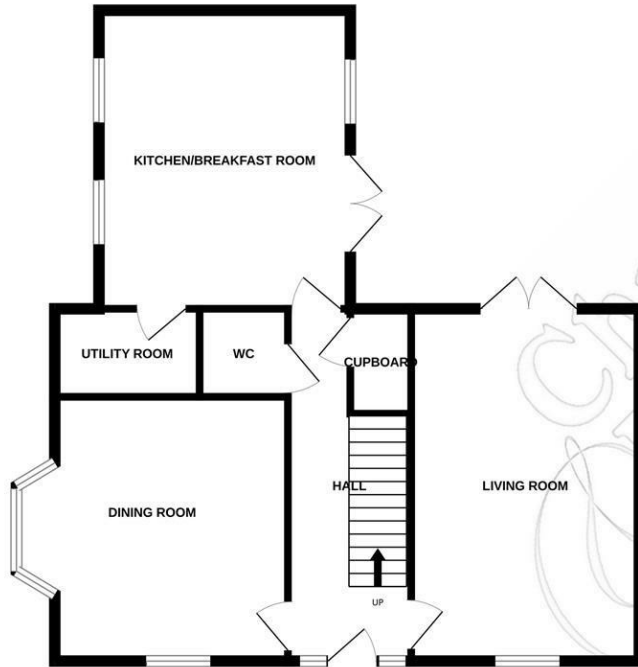
BURNHAM-ON-CROUCH:

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.

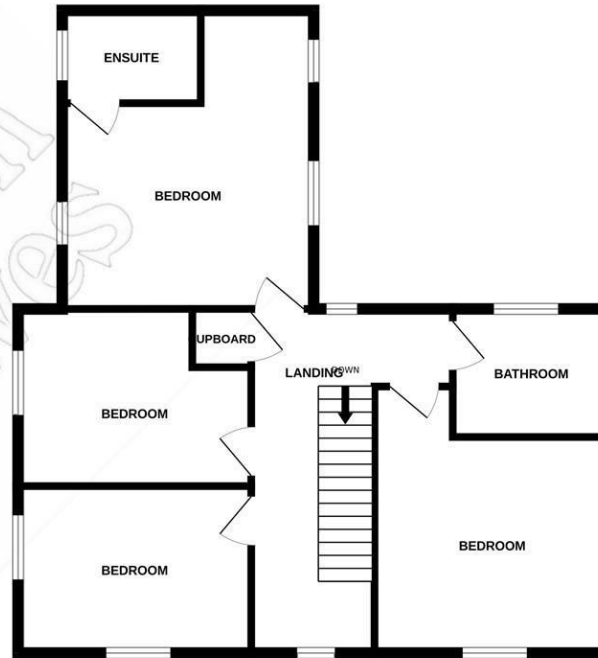




GROUND FLOOR



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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