



Maldon Road, Burnham-on-Crouch , Essex CM0 8NS  
Price £550,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*\*STUNNING 150' REAR GARDEN\*\*\*** Occupying a favourable position on the fringes of Burnham-on-Crouch and set on a picturesque plot measuring approx. 1/4 of an acre overall is this light, airy and deceptively spacious detached family home. Living accommodation commences with an entrance porch leading to a hallway which in turn provides access to a cloakroom, impressively sized living room, kitchen/breakfast room and wonderful dining room across the rear with views down the property's superb rear garden. The first floor then offers a landing leading to a family bathroom and three well proportioned bedrooms. Additionally, accessed from the entrance porch is a further bedroom/office/ reception area which has been converted from what was the original garage. Externally, the property enjoys a quite wonderful landscaped rear garden incorporating a number of seating areas and outbuildings including sheds and greenhouse as well as an array of established, attractive beds planted throughout and access to a utility room which can also be accessed via the ground floor bedroom. The frontage offers extensive off road parking for numerous vehicles with side access leading to the rear. An early viewing is strongly advised to fully appreciate the deceptive size and stunning garden for this property. Energy Rating D.





## FIRST FLOOR:

### LANDING:

Two double glazed windows to front, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 12'5 x 11'2 (3.78m x 3.40m )

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

### BEDROOM 2: 12'5 x 8'1 (3.78m x 2.46m )

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

### BEDROOM 3: 9'3 x 7'10 (2.82m x 2.39m )

Double glazed window to rear, radiator, 2 built in storage cupboards

### SHOWER ROOM:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower, wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor.

## GROUND FLOOR:

### ENTRANCE PORCH:

Double glazed entrance door to front and double glazed full height windows to front and side, tiled floor, doors to:

### MUSIC ROOM: 16'3 x 8' (4.95m x 2.44m )

Double glazed window to side, radiator, large built in storage cupboard, wood effect floor.

### HALLWAY:

Double glazed door to front, radiator, staircase to first floor, built in storage cupboard, doors to:

### CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin.

### LIVING ROOM: 22' x 12'6 (6.71m x 3.81m )

Double glazed window to front, 2 small double glazed windows to side, 2 radiators, fireplace with display mantle over, glazed double doors to:

### DINING ROOM: 16'11 x 11'5 (5.16m x 3.48m )

Double glazed sliding doors to rear opening onto rear garden, double glazed entrance door and windows to side, vertical radiator, tiled floor with underfloor heating, doorway to:

### KITCHEN: 10'11 x 10'8 (3.33m x 3.25m )

Dual aspect room with double glazed windows to side and rear, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, cooker to remain, space and plumbing for fridge/freezer and dishwasher, part tiled walls, tiled floor.

## EXTERIOR:

### REAR GARDEN: approx 150' (approx 45.72m)

Commencing with a part raised porcelain paved seating area with steps down to remainder which is predominantly laid to lawn with a variety of mature and established planted trees and shrubs throughout, 2x vegetable plots at bottom of garden and numerous outbuildings including 3 storage sheds and greenhouse to remain, side access path and gate leading to front, access into rear of:

### UTILITY:

Accessed via both garden and music room with space and plumbing for freezer, washing machine and tumble dryer.

### FRONTAGE:

Driveway providing extensive off road parking, side access gate and path leading to rear garden.

### TENURE & COUNCIL TAX BAND:

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

### 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.

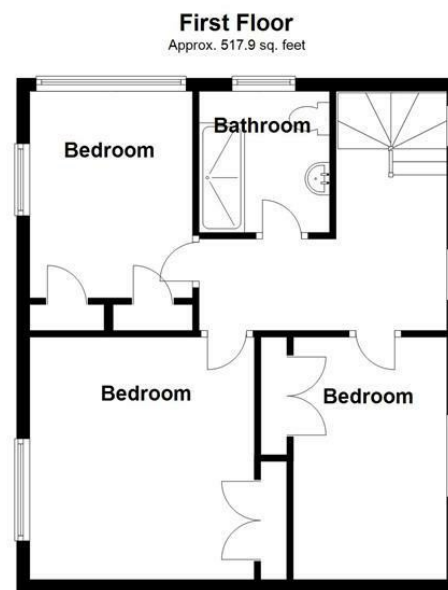
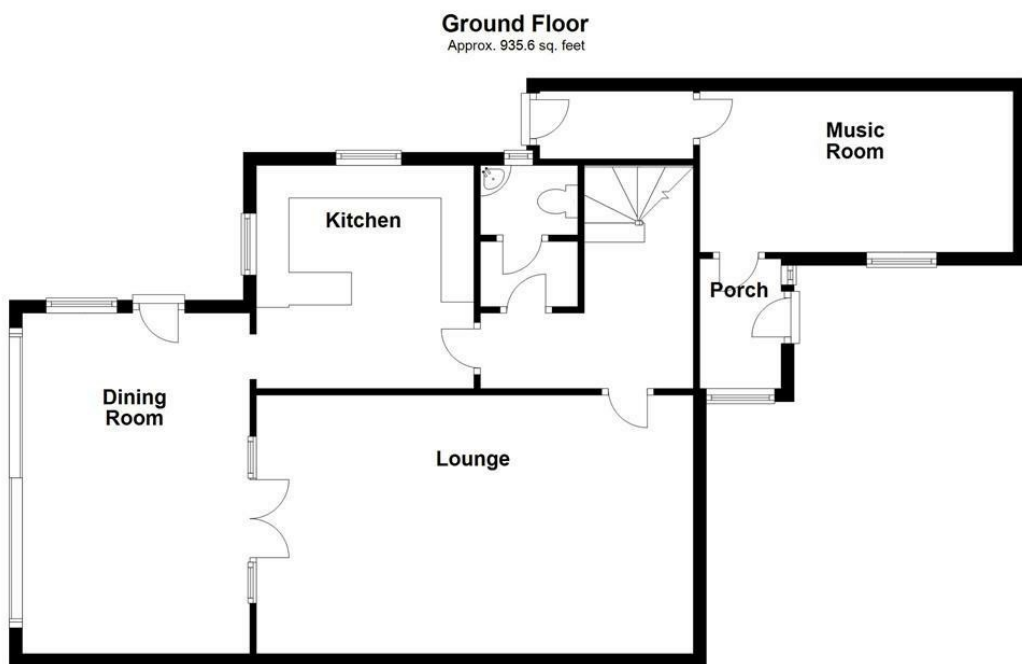












Total area: approx. 1453.5 sq. feet

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