



7 Benson Close, Burnham-on-Crouch , Essex CM0 8GP
Guide price £400,000

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

****GUIDE PRICE £400,000 TO £410,000**** Built by Messrs. David Wilson Homes, this exceptional semi-detached family home is located within a quiet no through turning on the highly sought-after Corinthian Place development on the outskirts of Burnham. Offering spacious, light-filled accommodation throughout, this property has been significantly improved to a high standard. The ground floor features a welcoming entrance hall, leading to a stunning kitchen/diner with integrated appliances and a bespoke handcrafted dining bench. A cloakroom is conveniently positioned, along with a bright and airy living room to the rear, complete with a contemporary media wall. On the first floor, a spacious landing leads to three well-proportioned bedrooms, with the master benefiting from an en-suite shower room. The family bathroom is also of a high standard. Externally, the property boasts a well-maintained, unoverlooked rear garden, ideal for outdoor entertaining, and a generously sized outbuilding, perfect for use as a home office or gym. The front of the property offers extensive off-road parking for several vehicles. The development is conveniently located within walking distance of a children's adventure play park, as well as local schools, shops, pubs, and restaurants along Burnham's historic High Street. The River Crouch, renowned for sailing and yachting, is also nearby. The property further benefits from 4 years remaining on its NHBC structural warranty. Early viewing is strongly recommended to fully appreciate the quality and size of this stunning family home. Energy Rating B.

FIRST FLOOR:

LANDING:

Built in storage cupboard, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 15'6 inc wardrobes x 11'7 (4.72m inc wardrobes x 3.53m)
Double glazed window to rear, radiator, built in wardrobes, door to:

EN-SUITE:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with sliding glass door and screen, close coupled wc and pedestal wash hand basin with tiled splashback, tiled floor, extractor fan.

BEDROOM 2 11'8 x 8'7 (3.56m x 2.62m)
Double glazed window to front, radiator.

BEDROOM 3: 8'3 x 6'7 (2.51m x 2.01m)
Double glazed window to front, radiator, built in wardrobe.

FAMILY BATHROOM:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and tiled splashback, tiled floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Composite entrance door to front, radiator, staircase to first floor, tiled floor, doors to:

CLOAKROOM:

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

KITCHEN/DINING ROOM: 18'7 x 11'11 max (5.66m x 3.63m max)

Dual aspect room with double glazed windows to front and side, radiator, 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 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer, washing machine and dishwasher, built in handmade dining bench with storage below, tiled floor, door to:

LIVING ROOM: 15'6 max x 10'9 (4.72m max x 3.28m)

Double glazed French style doors opening onto rear garden, radiator, media wall with provision for wall mounted TV and electric flame effect fire below.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area with electric awning over leading to remainder which is mainly laid to lawn with path leading to timber built outbuilding with insulation, power and light making for ideal use as a home office, gym or games room, this room also offers a storage shed to side, exterior water tap and power point, side access gate leading to:

FRONTAGE:

Block paved driveway providing off road parking for up to 3 vehicles, side access gate into rear garden.

TENURE & COUNCIL TAX BAND:

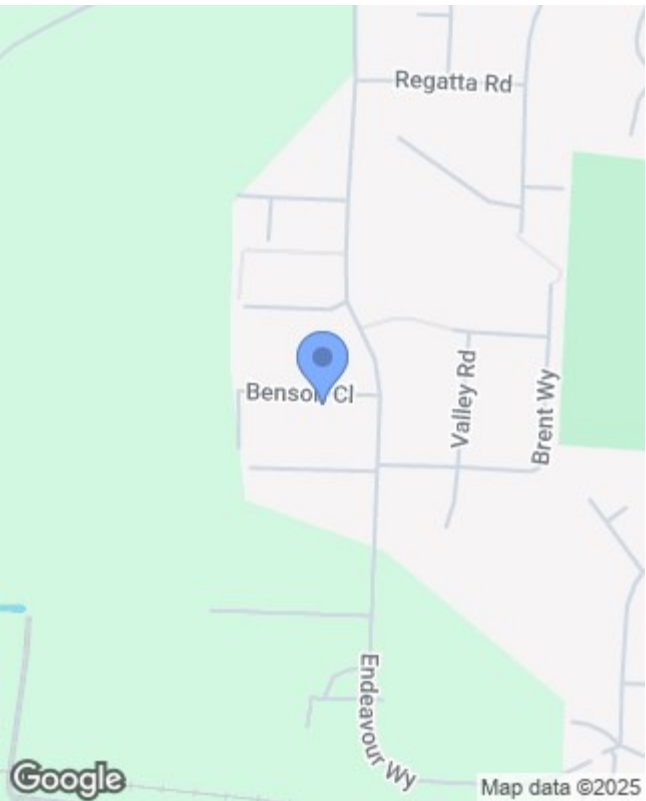
This property is being sold freehold and is Tax Band C.
There is an estate management fee of £292 p.a. (for this calendar year).

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.

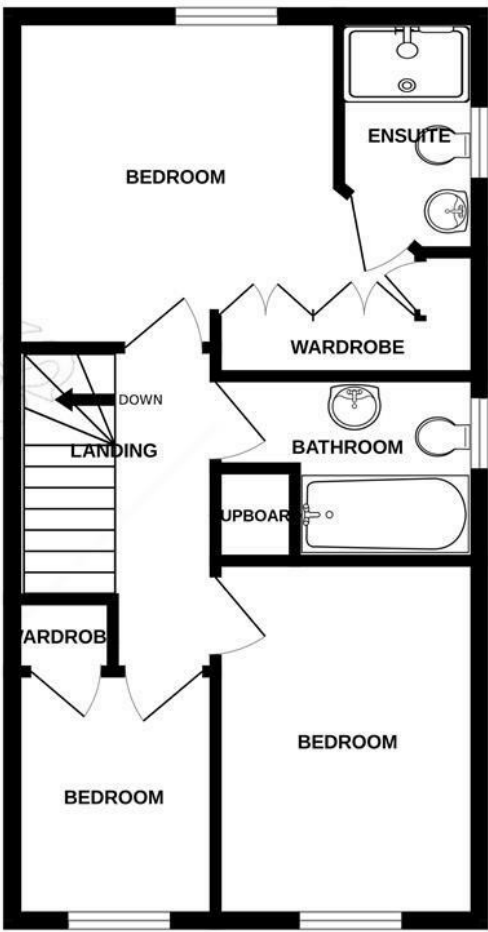
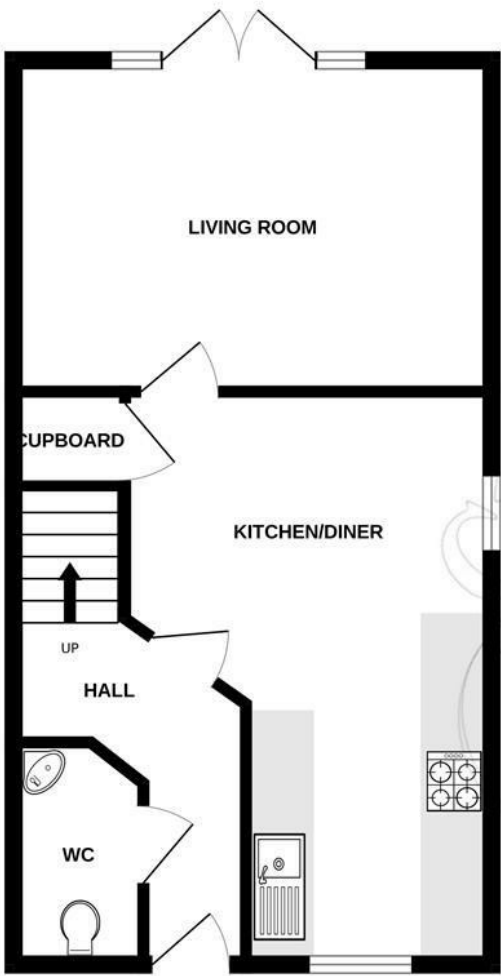
AGENTS NOTE:

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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