



Grangewood Park Avenue, Burnham-On-Crouch , CM0 8FF
Offers over £400,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A beautifully presented detached family home situated in a prime position on a highly desirable modern development. This immaculate property enjoys a peaceful setting just a short stroll from the heart of Burnham, with easy access to local amenities including schools, shops, restaurants, the doctor's surgery, post office, and scenic riverside walks along the River Crouch. The light-filled, spacious interior begins with an inviting entrance hall leading to a generous living room, a stylish cloakroom, and a contemporary kitchen/diner complete with integrated appliances. Upstairs, a spacious landing connects to a modern family bathroom and three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room. Externally, the property boasts a beautifully landscaped rear garden, which is possibly the largest on the development, and a block-paved driveway offering off-road parking for two to three vehicles. Additional Features include some items that the vendors will be willing to leave in the property (see full details), tinted windows and approximately 4 1/2 year remaining of an NHBC structural warranty. Viewing is strongly advised to fully appreciate the standard and size of this wonderful property, both inside and out. Energy Rating B.



FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, built in storage cupboard, doors to:

BEDROOM 1: 14'4 x 9'8 (4.37m x 2.95m)

Double glazed window to front, radiator, built in mirrored door wardrobes.

EN-SUITE:

Obscure double glazed window to front, 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, wood effect floor, extractor fan.

BEDROOM 2: 11'5 x 8'2 (3.48m x 2.49m)

Double glazed window to rear, radiator, built in sliding mirrored door wardrobe.

BEDROOM 3: 9'4 x 8'1 (2.84m x 2.46m)

Double glazed window to rear, radiator, there is currently a 'multigym' in this room that the vendors are willing to lease.

FAMILY BATHROOM:

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

GROUND FLOOR:

ENTRANCE HALLWAY:

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

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, wood effect floor, extractor fan.

LIVING ROOM: 14'3 x 11'9 (4.34m x 3.58m)

Double glazed window to front, radiator.

KITCHEN/DINER: 23'3 x 9'1 (7.09m x 2.77m)

Double glazed French style doors opening from dining area onto rear garden, double glazed window to rear from kitchen area, radiator, refitted wall and base mounted storage units including larder style cupboard, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with glass extractor hood over and double oven below, integrated fridge/freezer, washing machine and dishwasher, matching cupboard housing combination boiler, under unit plinth lighting, wood effect floor, inset downlights.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area sectioned off remainder by picket fencing, remainder predominantly laid to lawn with a decked seating area to one corner, exterior cold water tap and lighting, side access gate leading to:

FRONTAGE:

Small low maintenance planted frontage with path to front entrance door, block paved driveway to side providing off road parking for 2/3 vehicles.

ADDITIONAL ITEMS:

The vendors are willing to leave the following items included in any sale: wall mounted TVs in kitchen/diner and bedroom 1, Dyson vacuum in kitchen/diner, 2x storage units, ceramic pots and garden furniture in rear garden and multigym in bedroom 3.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band D. Estate Management Fee approximately £338.15 annually.

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.

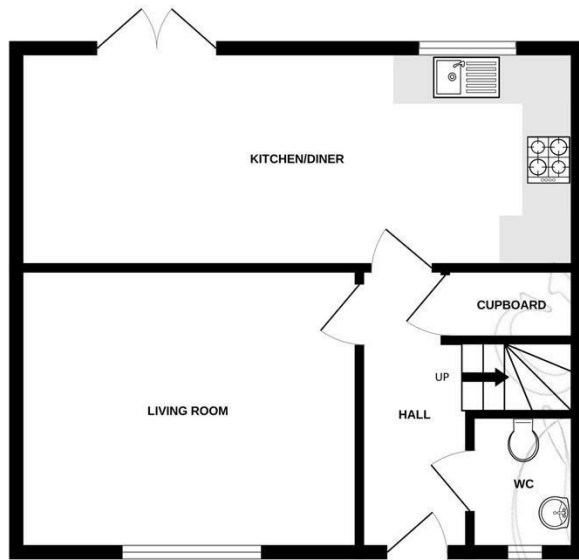
BURNHAM-ON-CROUCH:

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.

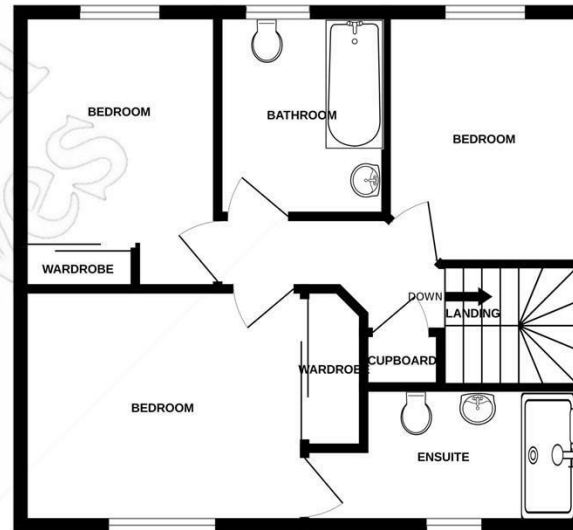




GROUND FLOOR



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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