



The Leas, Burnham-on-Crouch , Essex CM0 8NH
Price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Positioned favourably along a no through turning overlooking a communal greensward, is this light, airy and well presented semi-detached family home offering deceptively spacious living accommodation throughout. Living space commences on the ground floor with an inviting entrance hall with two storage cupboards leading to a generously sized living room, refitted shower room and impressive kitchen/diner. The first floor then offers a landing with two further storage cupboards leading to three well proportioned bedrooms and a family bathroom. Externally, the property enjoys a well presented rear garden with brick built storage shed while the frontage offers off road parking and access to a garage with power and light connected. The property is positioned favourably within walking distance of the train station with direct links into London Liverpool Street and is conveniently located for local schools, shops and restaurants set along Burnham's historic High Street as well as there being convenient access to Burnham's Marina and quayside. An early viewing is strongly advised to avoid disappointment. Energy Rating C.



FIRST FLOOR:

LANDING:

Access to loft space, 2 built in storage recesses, staircase down to ground floor, doors to:

BEDROOM 1: 11'7 x 10'5 (3.53m x 3.18m)

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

BEDROOM 2: 13'4 > 10'5 x 11'7 (4.06m > 3.18m x 3.53m)

Two double glazed windows to front, radiator.

BEDROOM 3: 8'11 x 8'7 > 5'9 (2.72m x 2.62m > 1.75m)

Double glazed window to front, radiator, built in wardrobe, wood effect floor.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls and floor, inset downlights.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure double glazed entrance door to front, radiator, staircase to first floor, 2 built in storage recesses, wood effect floor, doors to:

LIVING ROOM: 13'4 x 11'7 (4.06m x 3.53m)

Two double glazed windows to front, radiator.

SHOWER ROOM:

Obscure double glazed window to rear, chrome heated towel rail, 2 piece white suite comprising fully tiled shower cubicle, close coupled wc, tiled walls and floor, extractor fan.

KITCHEN/DINER: 13'4 > 10'9 x 11'5 (4.06m > 3.28m x 3.48m)

Double glazed window to rear, radiator, 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, Rangemaster oven to remain with extractor over, space and plumbing

for washing machine, dishwasher and fridge/freezer, part tiled walls, tiled floor.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn with path leading to brick built shed at rear, side access gate and pathway which leads to:

FRONTAGE:

Driveway providing off road parking for two vehicles leading to garage, side access path leading to rear garden.

GARAGE:

Up and over door to front, power and light connected, overhead storage timbers.

TENURE & COUNCIL TAX BAND:

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

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:

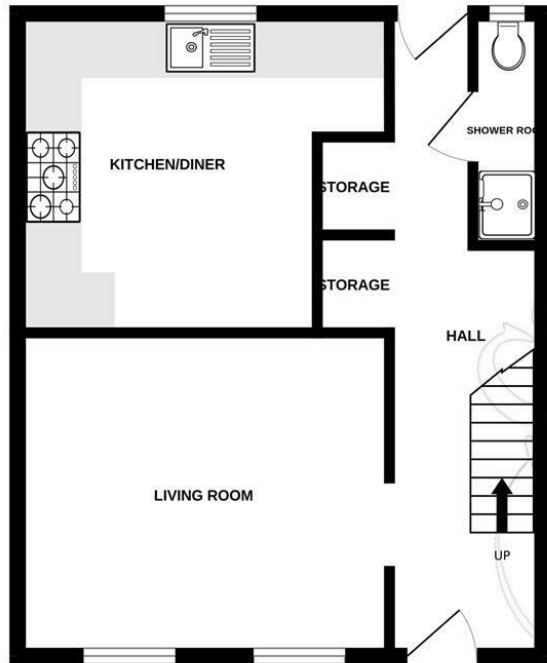
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many 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.

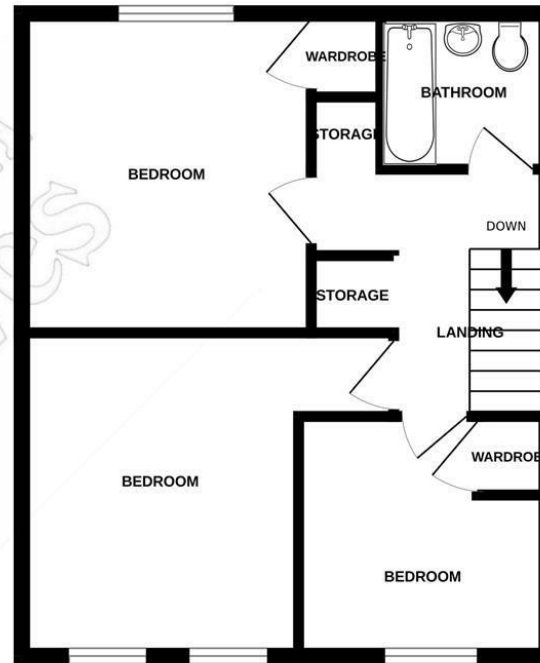




GROUND FLOOR



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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