



Park Road, Burnham-on-Crouch , Essex CM0 8ER  
Guide price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



[www.churchandhawes.com](http://www.churchandhawes.com)

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

[burnham@churchandhawes.com](mailto:burnham@churchandhawes.com)

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**\*\*Guide Price £400,000 - £425,000\*\* No Onward Chain\*\*** Positioned favourably along one of Burnham's most popular turnings, offering easy access to the High Street, shops, restaurants, yacht clubs and picturesque country park and quayside is this detached chalet style bungalow. The property does require modernisation throughout but offers a stunning location and wonderful scope and potential with living accommodation commencing with an inviting entrance hall leading to a dual aspect bay fronted living room, two double bedrooms, one of which could also be used as another reception or dining room, kitchen/breakfast room and lean-to at the rear. The first floor, which is accessed via a staircase leading up to another double bedroom as well as access into a generously sized loft space which offers extensive scope to convert and extend (stpp). Externally, the property enjoys an impressive rear garden measuring approximately 67' while the frontage offers a further garden area and driveway providing off road parking and access to an integral garage. Viewings in this most favoured of positions generally experience high demand so an early inspection is strongly advised. Energy Rating D.





## FIRST FLOOR:

### LANDING:

Staircase down to ground floor, door to loft providing potential to extend/convert (stpp), door to:

### BEDROOM: 13'11 x 9'1 (4.24m x 2.77m )

Double glazed window to rear, radiator.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, built in storage cupboard, doors to:

### LIVING ROOM: 12'10 x 11'3 + bay (3.91m x 3.43m + bay )

Double glazed window to side, double glazed bow window to front, radiator, wood effect floor, staircase to first floor.

### BEDROOM: 11'4 x 8'10 (3.45m x 2.69m )

Double glazed window to front, radiator.

### BEDROOM/DINING ROOM: 11'2 x 10'11 (3.40m x 3.33m )

Double glazed window to rear, radiator.

### BATHROOM:

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

### KITCHEN/BREAKFAST ROOM: 16'8 x 10'11 > 7'4 (5.08m x 3.33m > 2.24m )

Double glazed window to rear, glazed doors to lean-to, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, space for cooker, fridge/freezer and washing machine, part tiled walls.

### LEAN-TO: 11'4 x 7'7 (3.45m x 2.31m )

Glazed entrance door opening onto garden, windows to side and rear.

### REAR GARDEN: approx 67' (approx 20.42m)

Mainly laid to lawn with mature and established plants and flowers throughout, timber storage shed and greenhouse, side access leading to:

## FRONTAGE:

Driveway providing off road parking and access to garage, remainder is mainly laid to lawn, side access leading to rear garden.

### GARAGE: 14'11 x 8'8 (4.55m x 2.64m )

Wide opening doors to front, window to front, power and light connected, wall mounted combination boiler, door to kitchen.

## TENURE & COUNCIL TAX BAND:

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

## 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.

## MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may

on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

## 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.



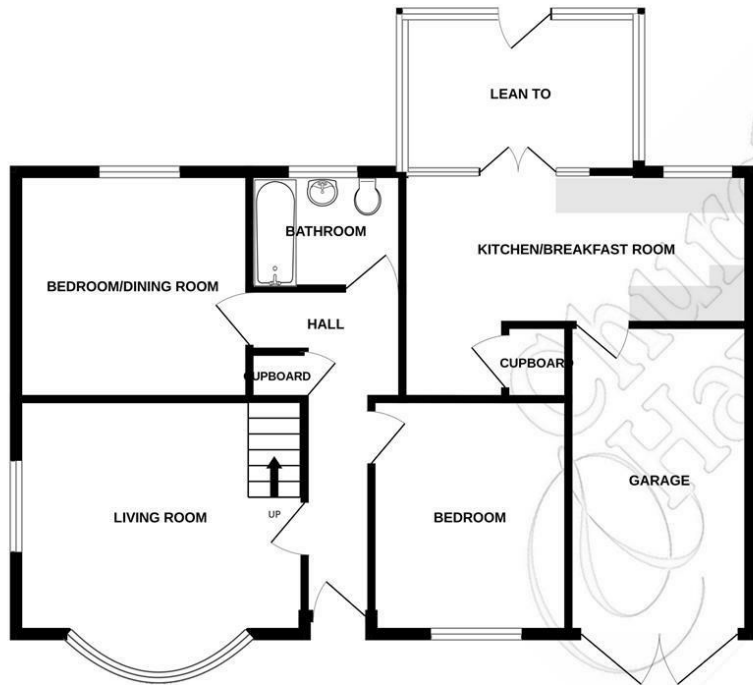




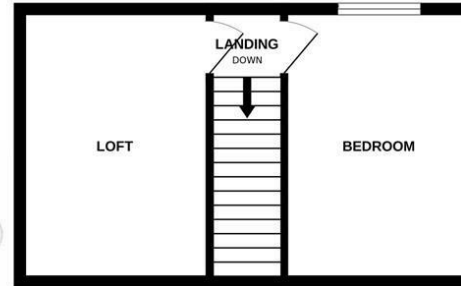




GROUND FLOOR



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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