



Crouch Road, Burnham-on-Crouch , Essex CM0 8DX
Price £275,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Having been stylishly improved and wonderfully maintained throughout is this quaint character cottage positioned centrally in Burnham within walking distance of local shops, post office, doctors surgery, historic High Street, picturesque banks of the River Crouch and railway station which offers direct links into London Liverpool Street. Deceptively spacious living accommodation commences on the ground floor with a living room leading to an inner hallway which provides access to a refitted family bathroom and opens to an impressive kitchen/diner. The first floor then offers two generously sized double bedrooms, one of which also provides access to a loft room which could be used as an office or bedroom (stpp). Externally, the property enjoys a well presented rear garden with store shed while a low maintenance frontage offers potential off road parking for one small vehicle. The property represents an ideal first time or investment purchase and an early inspection is strongly advised. Energy Rating C.



ACCOMMODATION COMPRISES:

SECOND FLOOR:

LOFT ROOM: 10'8 x 9'1 (3.25m x 2.77m)

Double glazed Velux window to rear, built in eaves storage cupboard, steps down to bedroom 2 on:

FIRST FLOOR:

LANDING:

Staircase down to ground floor, doors to:

BEDROOM 1: 10'10 x 9' (3.30m x 2.74m)

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

BEDROOM 2: 11'11 x 9' (3.63m x 2.74m)

Double glazed window to front, radiator, two built in storage cupboards, exposed wood floorboards.

GROUND FLOOR:

ENTRANCE PORCH:

Part obscure double glazed entrance door to front, wood effect floor, open to:

LIVING ROOM: 14'9 > 11'7 x 9' (4.50m > 3.53m x 2.74m)

Double glazed window to front, radiator, staircase to first floor, built in under stairs storage cupboard, wood effect floor, leading to:

INNER HALLWAY:

Wood effect floor, leading to:

FAMILY BATHROOM:

Heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and close coupled wc, part tiled walls, tiled floor, extractor fan.

KITCHEN/DINER: 15'8 > 9' x 8'5 (4.78m > 2.74m x 2.57m)

Double glazed entrance door and two double glazed windows to rear, radiator, extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, space and plumbing for

fridge/freezer, washing machine and tumble dryer, dishwasher and cooker with extractor hood over, part tiled walls, wood effect floor.

EXTERIOR:

REAR GARDEN:

Low maintenance garden commencing with a paved patio seating area leading to a slate chipped area which in turn leads to a storage shed at the rear, exterior cold water tap.

FRONTAGE:

Low maintenance block paved frontage providing off road parking for one small vehicle.

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.

MONEY LAUNDERING & 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

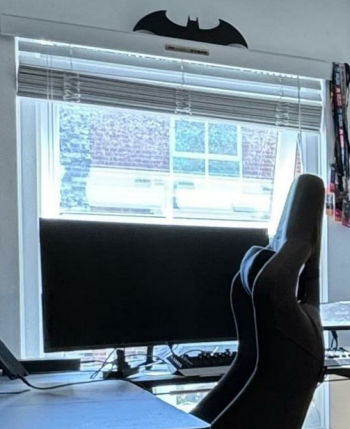
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.

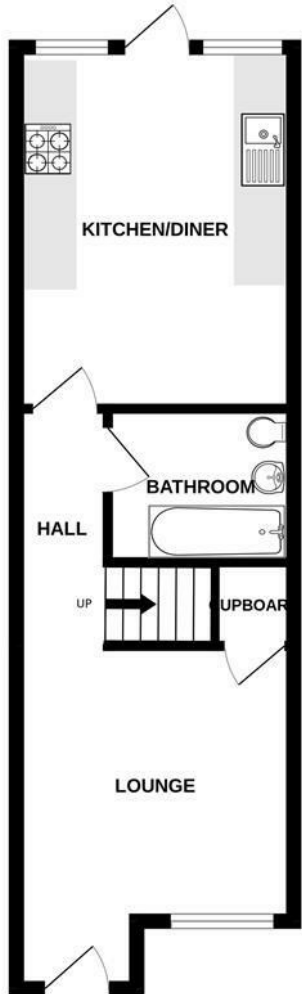
BURNHAM-ON-CROUCH:

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.

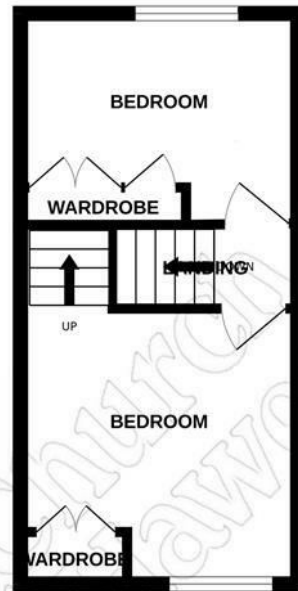




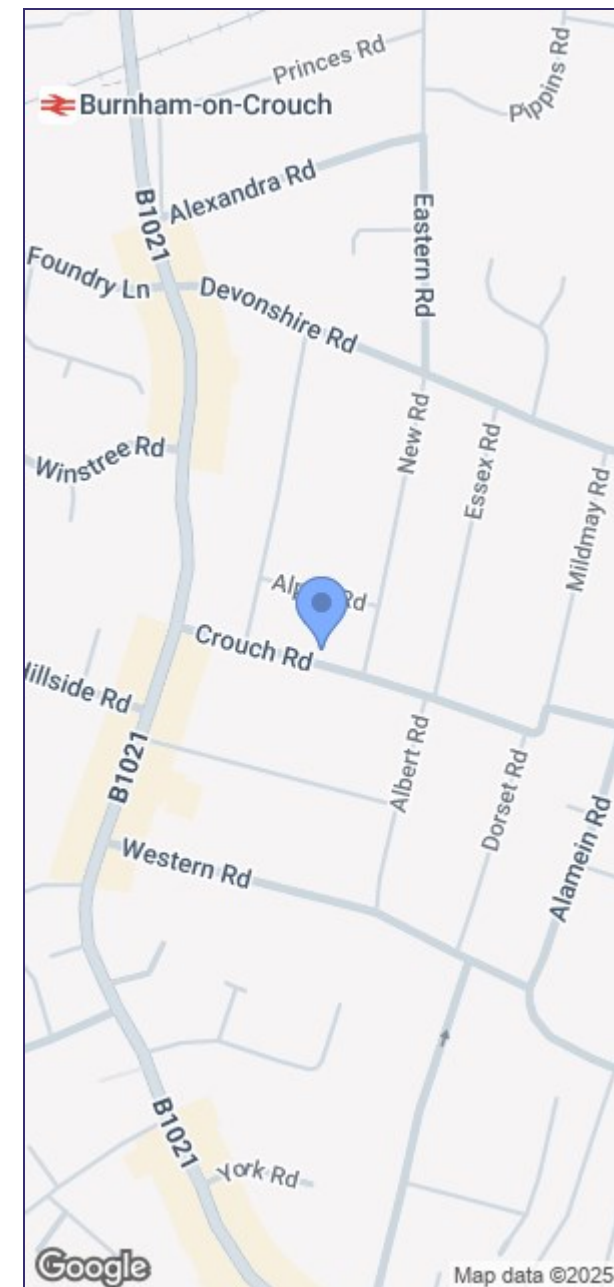
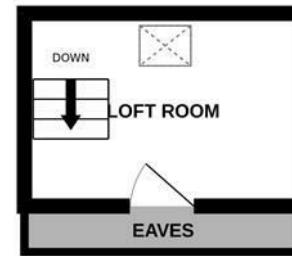
GROUND FLOOR



1ST FLOOR



LOFT AREA



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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