



1 The Cobbins, Burnham-on-Crouch , Essex CM0 8QL
Price £625,000

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

Positioned favourably at the entrance of the ever-popular Cobbins Development on the outskirts of Burnham, this substantial five-bedroom detached family home offers generously proportioned and well-presented living accommodation throughout, with scope for modernisation. The ground floor welcomes you via an inviting entrance hall, leading to a dual-aspect living room with direct access to a bright conservatory overlooking the rear garden. A separate dining room, a spacious kitchen/breakfast room, utility room with internal access to the double garage, and a ground floor cloakroom complete the ground floor accommodation. Upstairs, the first-floor landing leads to five well-sized bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom. Externally, the property features a large driveway providing extensive off-road parking, a full-width double garage, and a beautifully maintained rear garden that extends to the side of the property. A further lawned area on the opposite side offers exciting potential for future extension (subject to planning permission). Situated on the fringes of Burnham but within walking distance of amenities—including shops, pubs, restaurants, country park, marina, and the mainline railway station with direct links to London Liverpool Street—this home offers the ideal balance of space, location, and lifestyle. Early viewing is highly recommended, as properties of this size and location rarely stay on the market for long. Energy Rating C.

FIRST FLOOR:

LANDING:
Access to loft space, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

BEDROOM 1: 16'5 x 11'10 > 10' (5.00m x 3.61m > 3.05m)
Double glazed windows to front and rear, 2 radiators, built in wardrobe.

EN-SUITE:
Obscure double glazed window to rear, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, part tiled walls.

BEDROOM 2: 16'11 + wardrobes x 10'1 (5.16m + wardrobes x 3.07m)
Double glazed window to front, radiator, built in wardrobes.

BEDROOM 3: 10'4 x 10'2 (3.15m x 3.10m)
Double glazed window to front, radiator, built in wardrobes, wash hand basin set on vanity unit with storage cupboard below and tiled splash back.

BEDROOM 4: 9'3 x 7'5 (2.82m x 2.26m)
Double glazed window to front, radiator, built in wardrobe.

BEDROOM 5: 9'8 x 6'9 (2.95m x 2.06m)
Double glazed window to front, radiator, built in wardrobe.

FAMILY BATHROOM:
Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with mixer tap and electric shower over, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, part tiled walls.

GROUND FLOOR:

ENTRANCE HALLWAY:
Entrance door and obscure double glazed window to front, radiator, staircase to first floor, wood effect floor, doors to:

DINING ROOM: 16'6 x 13'4 (5.03m x 4.06m)
Double glazed window to front, radiator, door to kitchen.

LIVING ROOM: 18'10 > 13' x 16'4 (5.74m > 3.96m x 4.98m)
Double glazed windows to front and rear, 3 radiators, double glazed French style doors to:

CONSERVATORY: 11'7 x 11'5 (3.53m x 3.48m)
Double glazed French style doors opening onto rear garden, double glazed windows to both sides and rear, tiled floor, vaulted ceiling.

CLOAKROOM:
Obscure double glazed window to side, radiator, 2 piece white suite comprising low level wc and wall mounted wash hand basin with tiled splash back, wood effect floor.

KITCHEN/BREAKFAST ROOM: 13'2 x 12'3 (4.01m x 3.73m)
Double glazed window to rear, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor over, built in eye level double oven, space and plumbing for fridge/freezer and dishwasher, base mounted boiler, part tiled walls, obscure double glazed door to:

UTILITY: 15' x 5'11 (4.57m x 1.80m)
Obscure double glazed entrance door to rear, double glazed window to rear, sink/drainer unit with storage cupboard below, space and plumbing for washing machine and tumble dryer, tiled splashbacks, door into rear of garage.

EXTERIOR:

REAR GARDEN:
The rear garden sweeps around the rear and side of the house and is mainly laid to lawn with an array of established planted beds and borders, storage shed with power connected, side access gate leading to:

FRONTAGE:
Garden area which is mainly laid to lawn with planted beds and borders, further lawned area to side of property providing potential to extend (stpp), driveway providing of road parking and access to:

DOUBLE GARAGE: 18'5 x 15'3 (5.61m x 4.65m)
Twin wide opening doors to front, power and light connected, shelving and storage units, door at rear into Utility.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band F.

SOLAR PANELS:
We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

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 Creekeasea 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

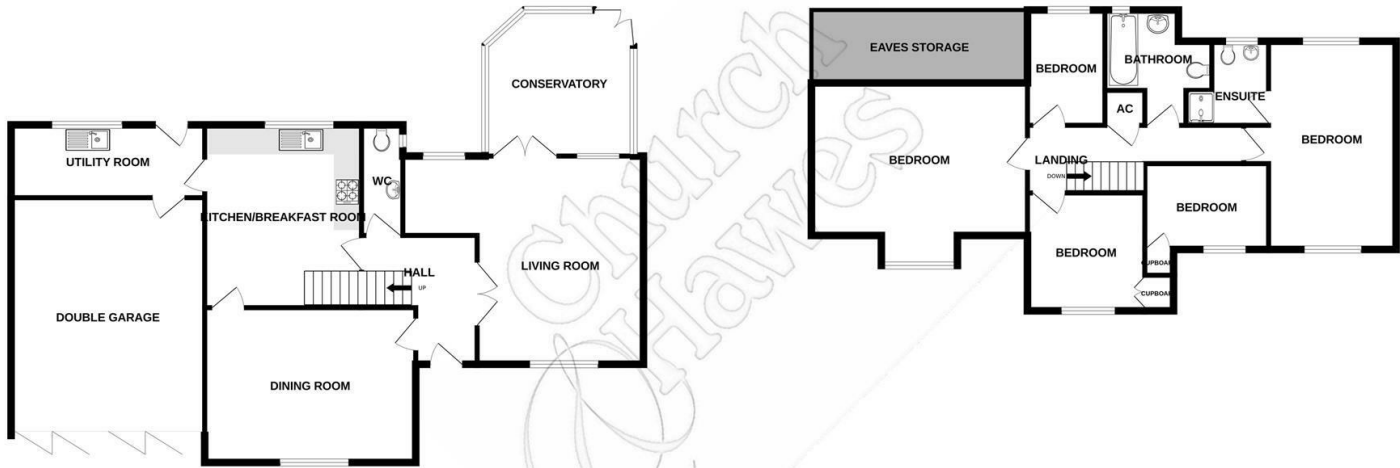
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly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