



Arcadia Road, Burnham-on-Crouch , Essex CM0 8EF
Price £380,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

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

Tel: 01621 782652

burnham@churchandhawes.com

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Stylishly Improved Detached Home Backing Onto Allotments

Enjoying a highly sought-after and convenient location within walking distance of Burnham's historic High Street, schools, shops, post office, doctors' surgery, and railway station (with direct links to London Liverpool Street), this beautifully presented detached family home has been vastly improved throughout.

The spacious, light-filled accommodation begins with an inviting entrance hall leading to a cloakroom, a generous living room, and a modern kitchen/diner opening into a bright conservatory—perfect for entertaining or family living.

Upstairs, a spacious landing provides access to three well-proportioned double bedrooms and a family bathroom.

Outside, the property boasts an attractive rear garden backing onto peaceful allotments, while the front features an expansive block-paved driveway offering ample off-road parking and access to a garage.

Early viewing is strongly recommended to avoid disappointment. Energy Rating TBC.



FIRST FLOOR - LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 13'04 x 10'04 (4.06m x 3.15m)

Double glazed window to front, radiator.

BEDROOM TWO: 12'05 x 10'04 (3.78m x 3.15m)

Double glazed window to rear, radiator.

BEDROOM THREE: 6'09 x 10'03 (2.06m x 3.12m)

Double glazed window to front, radiator, built in over stairs cupboard.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap and shower over with glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, tiled walls and floor, electric underfloor heating.

GROUND FLOOR - ENTRANCE HALL:

Part obscure double glazed entrance door to side, radiator, staircase to first floor with storage cupboards below, wood effect flooring, doors to:-

CLOAKROOM:

Obscure double glazed window to front, radiator, two piece white suite comprising wash hand basin set on vanity unit with storage cupboard below and close coupled WC, part tiled walls, wood effect flooring.

LIVING ROOM: 10'11 x 16'02 (3.33m x 4.93m)

Double glazed window to front, radiator, gas feature fire place, wood effect flooring.

KITCHEN/DINER: 17'05 x 9'04 (5.31m x 2.84m)

Double glazed window to rear, double glazed sliding patio doors to conservatory, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset stainless steel sink & drainer unit, built-in induction hob with extractor over, eye level oven, space and plumbing for washing machine and dishwasher, wood effect flooring, leading to:-

CONSERVATORY: 8'08 x 9'05 (2.64m x 2.87m)

Double glazed construction on dwarf walling, radiator, double glazed French style doors to side opening to:-

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating to remainder which is mainly laid to lawn with planted beds to borders, side access gate leading to front, personal door into side of:-

GARAGE: 21'04 x 8'03 (6.50m x 2.51m)

Up and over door to front, power and light connected, personal door to side, accessed via:-

FRONTAGE:

Independent block paved driveway providing off road parking for approx three vehicles and access to garage, side access gate into rear garden.

TENURE & COUNCIL TAX:

The property is being sold freehold and is Council 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 NOTES:

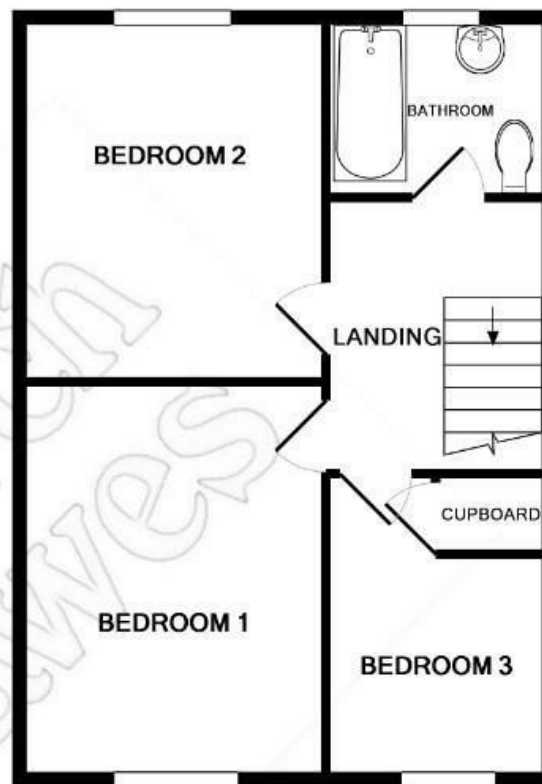
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 floor plan 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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