



Marsh Road, Burnham-On-Crouch , CM0 8NB  
Guide price £300,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*GUIDE PRICE £300,000 TO £325,000\*\* \*\*NO ONWARD CHAIN\*\*** Set on the outskirts of Burnham with stunning farmland views to both the front and rear, is this semi-detached farm cottage with generous rear garden. Whilst positioned on the outskirts of Burnham, the property is still favourably positioned within a short drive of Burnham's railway station, historic High Street, marina and tranquil walks along the River Crouch. Deceptive living space commences on the ground floor with an entrance porch and hall leading to a living room which opens to a dining area. This then leads to an inner hallway which in turn provides access to a kitchen, family bathroom, separate WC and rear lobby. The first floor then offers a landing leading to three bedrooms which offer stunning farmland views to both the front and rear. Externally, the property enjoys the aforementioned generous rear garden while the frontage offers off road parking for 2/3 vehicles. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.



## **FIRST FLOOR:**

### **LANDING:**

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

### **BEDROOM 1: 14'1 max > 12'8 x 10'4 (4.29m max > 3.86m x 3.15m )**

Double glazed window to front, radiator, airing cupboard housing hot water cylinder.

### **BEDROOM 2: 10'4 x 7'5 > 6'5 (3.15m x 2.26m > 1.96m )**

Double glazed window to rear, radiator, wood effect floor.

### **BEDROOM 3: 7'5 x 7'2 (2.26m x 2.18m )**

Double glazed window to rear, radiator, wood effect floor.

## **GROUND FLOOR:**

### **ENTRANCE HALLWAY:**

Part obscure double glazed entrance door to front, radiator, staircase to first floor, wood effect floor, leading to:

### **LIVING/DINING ROOM: 21'5 x 15'3 > 12'3 (6.53m x 4.65m > 3.73m )**

Dual aspect room with double glazed windows to front and side, 3 radiators, wood effect floor, door to:

### **INNER HALLWAY:**

Obscure double glazed entrance door to front, radiator, tiled floor, doors to:

### **KITCHEN: 10'5 x 8'10 (3.18m x 2.69m )**

Double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over and oven below, space and plumbing for fridge/freezer and dishwasher, part tiled walls, tiled floor.

### **UTILITY:**

Small double glazed window to rear, base mounted oil fired boiler, roll edged work surfaces with space and plumbing for washing machine, continuation of tiled floor.

## **BATHROOM:**

Obscure double glazed window to rear, radiator, 2 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wall mounted wash hand basin with storage below, part tiled walls, continuation of tiled floor, extractor fan.

### **SEPARATE WC:**

Obscure double glazed window to side, radiator, close coupled wc, part tiled walls, continuation of tiled floor.

## **EXTERIOR:**

### **REAR GARDEN:**

Mainly laid to lawn with rear area sectioned off by brown picket fence, 3 storage sheds, oil storage tank, side access gate leading to:

### **FRONTAGE:**

Partly laid to lawn with hedgerow to front boundary, driveway parking for 2/3 vehicles.

### **TENURE & COUNCIL TAX BAND:**

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

### **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 REGULATIONS & REFERRALS:**

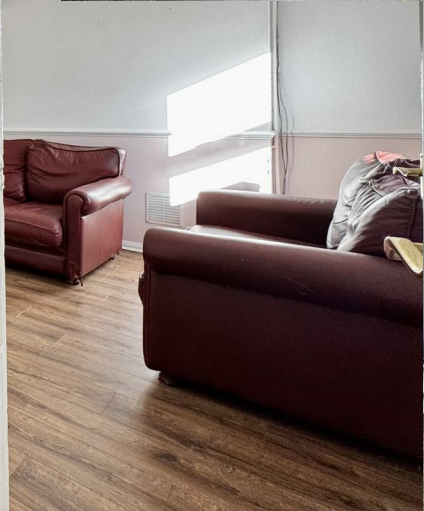
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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.

### **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.



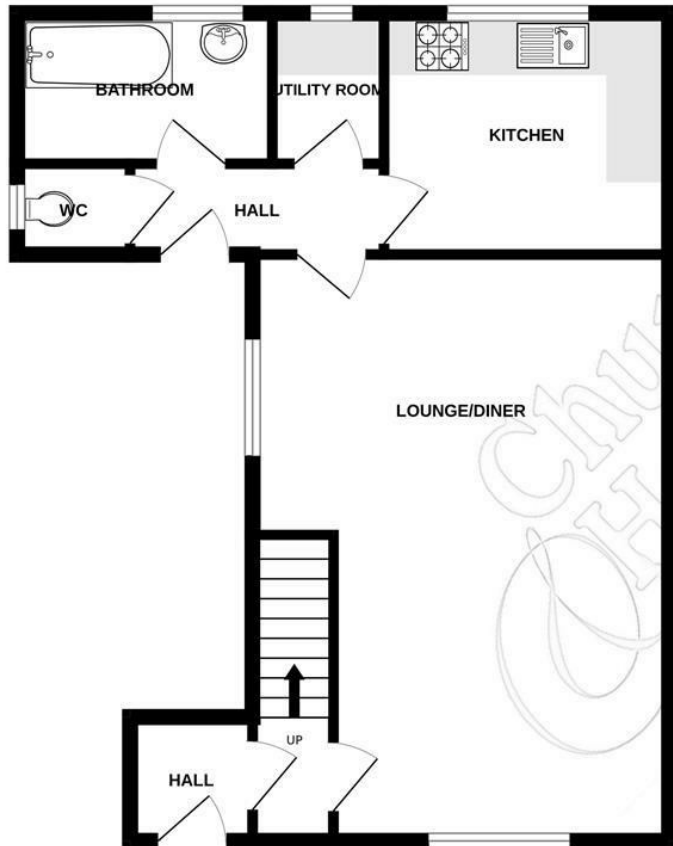




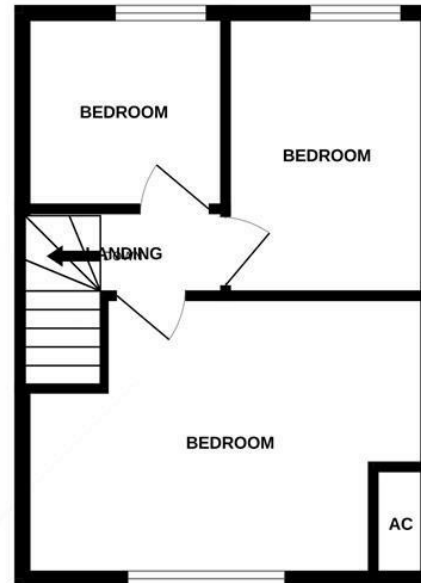




GROUND FLOOR



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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