



King Edward Avenue, Burnham-On-Crouch , CM0 8PA
Price £375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Set along one of Burnham's most sought-after turnings, on the fringes of the town yet within easy walking distance of a wide range of local amenities — including the railway station, supermarket, doctor's surgery, post office, picturesque marina and country park — is this charming 1930s semi-detached home. Offering deceptively spacious accommodation throughout, the property presents an excellent opportunity to further enhance or extend (subject to planning permission), making it ideal for growing families or those seeking a home with potential.

Nestled within a quiet cul-de-sac, the property's welcoming ground floor comprises an inviting entrance hall leading to a bright dual-aspect living/dining room, a kitchen, and a delightful vaulted conservatory overlooking the rear garden. To the first floor are three generously proportioned bedrooms and a modern refitted family bathroom.

Externally, the home enjoys a substantial rear garden, while the low-maintenance frontage provides extensive off-road parking and convenient side access.

Early viewing is strongly advised to avoid disappointment. Energy Rating D.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor,

BEDROOM 1: 11'1 x 9'2 (3.38m x 2.79m)

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

BEDROOM 2: 10'2 x 8'11 (3.10m x 2.72m)

Double glazed window to rear, radiator, built in cupboard, wood effect floor.

BEDROOM 3: 7'3 x 6'1 (2.21m x 1.85m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, vertical radiator, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wall mounted wash hand basin and close coupled wc, tiled walls and floor.

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed composite entrance door to front, radiator, staircase to first floor with built in storage cupboard below, wood effect floor, doors to:

LIVING/DINING ROOM: 22'11 x 11'4 max (6.99m x 3.45m max)

Double glazed window to front, 2 radiators, wood effect floor, leading to:

CONSERVATORY:

Double glazed French style doors to side opening on to garden, double glazed windows to both sides and rear, radiator, vaulted ceiling, wood effect floor.

KITCHEN: 10' x 7'4 (3.05m x 2.24m)

Double glazed window to rear, range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl sink/drain unit, space and plumbing for cooker, washing machine, tumble dryer and fridge/freezer, part tiled walls.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with mature planted beds and borders, 2x timber storage sheds, side access gate leading to:

FRONTAGE:

Driveway providing off road parking for up to 2 vehicles, remainder of frontage is shingled and retained by fencing to boundaries.

TENURE & COUNCIL TAX BAND:

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

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.

MONEY LAUNDERING REGULATIONS:

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.

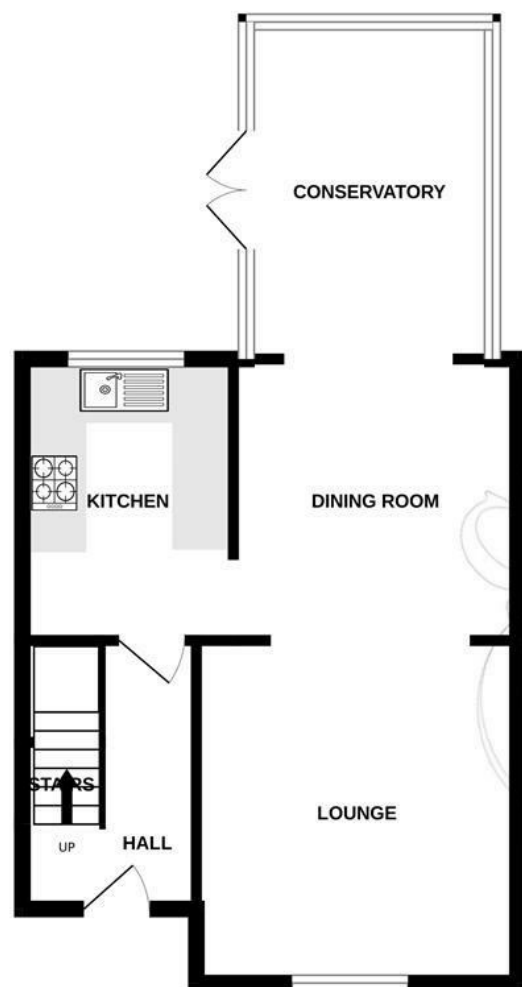
BURNHAM-ON-CROUCH:

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.

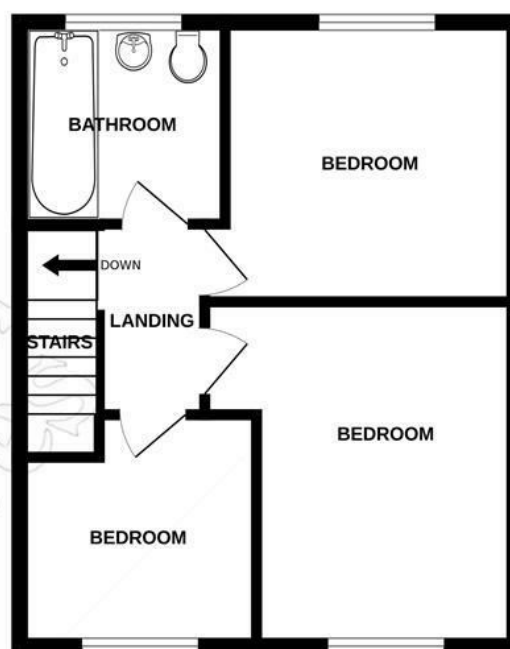




GROUND FLOOR



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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