



21 Hester Place, Burnham-On-Crouch , CM0 8SA
Price £290,000

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

****NO ONWARD CHAIN**** Vastly improved and beautifully maintained by the current owners, this impressive semi-detached home is positioned towards the end of a quiet no-through turning and offers convenient access to a wide range of local amenities. A post office, supermarket, pubs, restaurants and railway station—with direct services to London Liverpool Street—are all within easy reach. The ground floor accommodation comprises an entrance porch, a bright dual-aspect living/dining room, and a kitchen overlooking the rear garden. To the first floor, there are two well-proportioned double bedrooms and an impressive refitted family bathroom, finished to a high standard. Externally, the property benefits from a good-sized, low-maintenance rear garden, part-laid with artificial turf, providing a practical and enjoyable outdoor space. To the side of the property, there is off-road parking for two vehicles. This home represents an ideal opportunity for first-time buyers, downsizers or investors seeking a well-presented property in a popular location. Energy Rating D.

FIRST FLOOR:

LANDING:
Staircase down to ground floor, access to loft space, built in storage cupboard, doors to:

BEDROOM 1: 10'1 x 8'9 + wardrobes (3.07m x 2.67m + wardrobes)
Double glazed window to rear, triple built in wardrobes with sliding mirrored doors.

BEDROOM 2: 10'8 x 7'2 (3.25m x 2.18m)
Double glazed bay window to front, radiator.

FAMILY BATHROOM:
Obscure double glazed window to rear, radiator, refitted 3 piece white suite comprising panelled bath with dual function shower over, mixer tap and glass screen, pedestal wash hand basin and close coupled wc, tiled walls, wood effect floor, wall mounted cabinet.

GROUND FLOOR:

ENTRANCE PORCH:
Part obscure double glazed entrance door to front, radiator, wood effect floor, leading to:

LIVING/DINING ROOM: 17'7 x 14'6 (5.36m x 4.42m)
Dual aspect room with double glazed window to front and double glazed sliding doors opening onto rear garden, 2 radiators, built in storage cupboard, staircase to first floor, wood effect floor, leading to:

KITCHEN: 7'7 x 6'6 (2.31m x 1.98m)
Double glazed window to rear, range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor over and oven below, space for fridge/freezer and washing machine, tiled walls and floor.

EXTERIOR:

REAR GARDEN:
Commencing with a paved patio seating area leading up side of garden and to rear boundary surrounding an artificially turfed area, exterior power point, side access gate leading to:

PARKING:
Driveway parking for up to 2 vehicles with additional visitors parking available.

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.

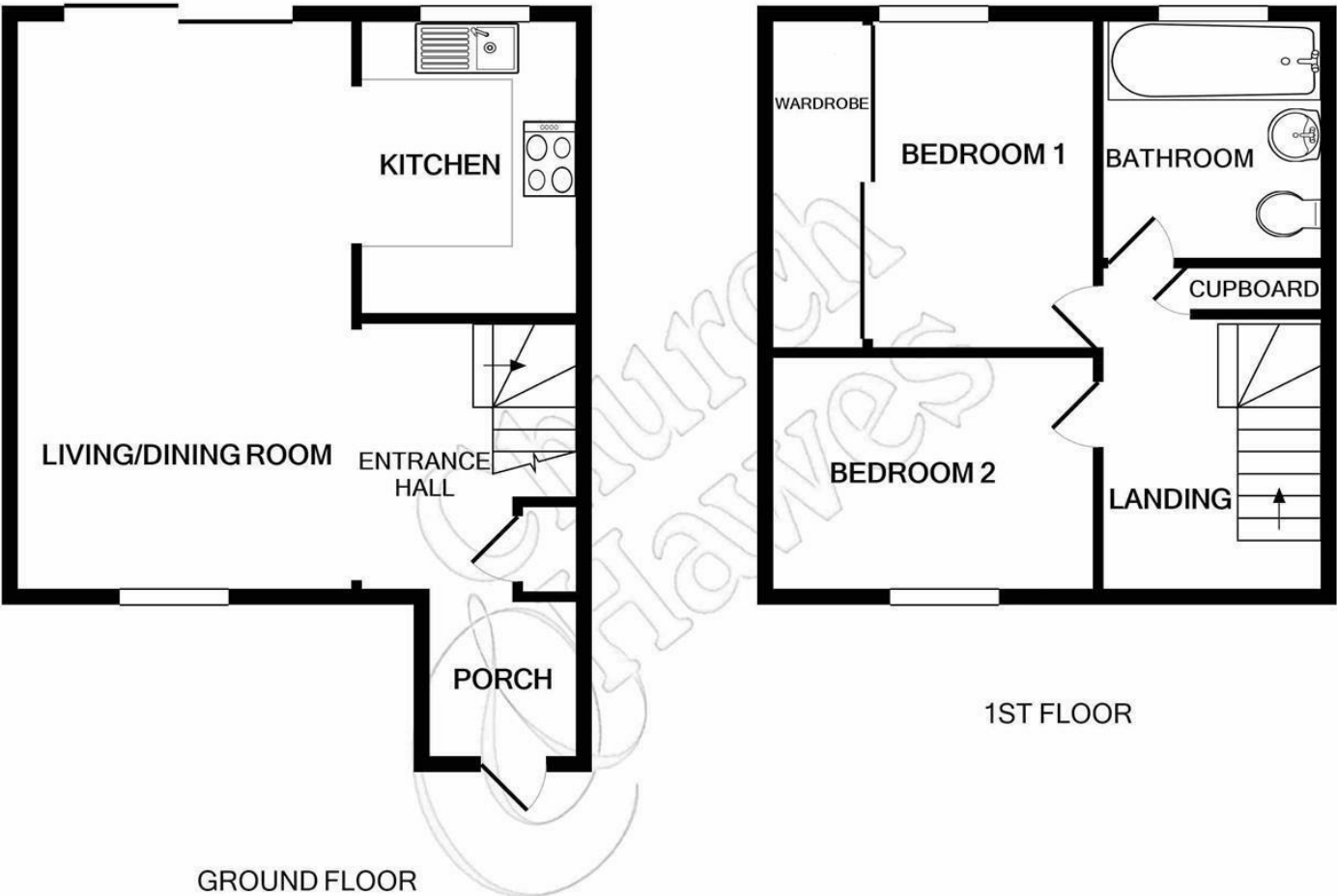
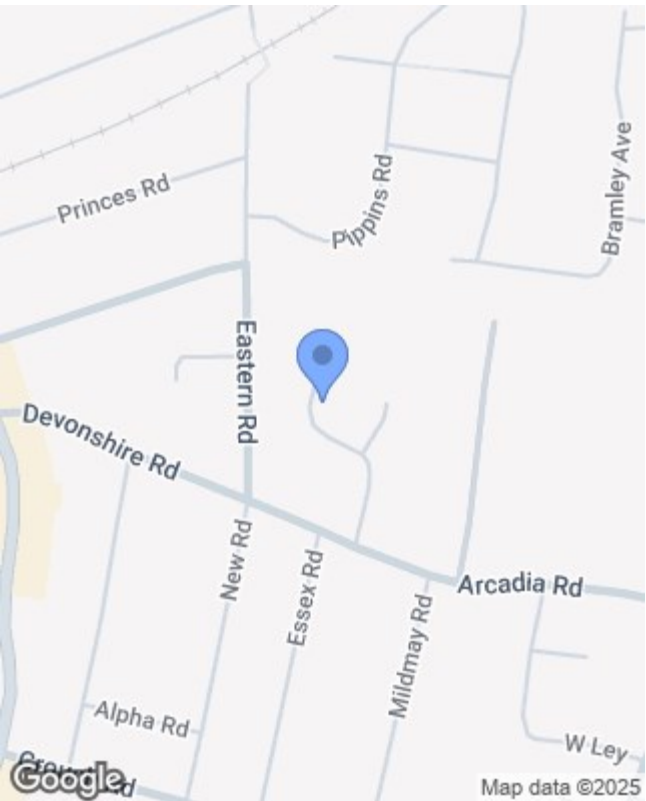
MONEY LAUNDERING REGULATIONS & REFERRALS:

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.



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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