



3 Holly Close, Burnham-On-Crouch , CM0 8DL  
Price £330,000

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

**\*\*NO ONWARD CHAIN\*\*** Situated in an enviable corner position within a quiet cul-de-sac, this well-presented semi-detached bungalow sits in the heart of one of Burnham’s most sought-after developments. The property offers deceptively spacious accommodation throughout, beginning with an inviting entrance hall that provides access to two double bedrooms, a family bathroom, a well-appointed kitchen and a comfortable living/dining room. A generously sized conservatory at the rear of the property adds excellent additional living space.

Externally, the bungalow features a beautifully maintained rear garden which wraps around the side and rear, offering a peaceful and private outdoor space. To the front, there is extensive off-road parking, a formal lawned garden area and access to a detached garage.

Perfectly positioned for convenience, the property is within easy reach of local shops, a doctor’s surgery and Burnham-on-Crouch railway station. With interest expected to be high, early viewing is strongly recommended. Energy Rating C.

ACCOMMODATION COMPRISES:

**ENTRANCE HALLWAY:**  
Obscure double glazed entrance door to side, radiator, access to loft space, airing cupboard housing hot water cylinder, built in storage cupboard, doors to:

**KITCHEN: 9'6 x 7'11 (2.90m x 2.41m )**  
Double glazed windows to front and side, 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 for fridge, freezer and washing machine, part tiled walls, tiled floor, wall mounted boiler.

**LIVING/DINING ROOM: 16'10 x 11'4 > 9'9 (5.13m x 3.45m > 2.97m )**  
Double glazed entrance door and windows to front, radiator.

**FAMILY BATHROOM:**  
Obscure double glazed window to side, chrome heated towel rail, radiator, 3 piece white suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc, wall mounted cabinet, tiled walls.

**BEDROOM 1: 12'5 x 9'10 (3.78m x 3.00m)**  
Double glazed window to rear, radiator.

**BEDROOM 2: 8'11 x 8'8 (2.72m x 2.64m )**  
Double glazed sliding door to conservatory, radiator.

**CONSERVATORY: 11'3 x 9'4 (3.43m x 2.84m)**  
Double glazed entrance door to rear, full height double glazed windows to both sides and rear.

EXTERIOR:

**REAR GARDEN:**  
Paved patio seating area to side with remainder being laid to lawn with a variety of planted beds to borders, timber storage shed and greenhouse, side access gate leading to:

**FRONTAGE:**  
Front garden which is mainly laid to lawn with planted beds to borders, driveway providing extensive off road parking and access to:

**GARAGE:**  
Up and over door to front, power and light connected.

**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.



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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