



Church Road, Burnham-on-Crouch, Essex CM0 8DA  
Price £595,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set on a wonderful plot of just under a quarter of an acre is this superbly presented 1930's detached residence. This unique property offers an attractive location on one of the areas most favoured roads and is within walking distance to schooling, shops and Burnham's railway station with direct links into London Liverpool Street (at peak times). The property has been extended in previous years, and the impressive and versatile living accommodation commences with a wonderful reception hall leading to a double bedroom, impressive home office ideal for home working, shower room, exceptional country style kitchen/breakfast room and wonderful open plan living & dining rooms with bifolding doors opening on to a picturesque rear garden. The first floor then boasts three double bedrooms, all of which are complimented by built in storage cupboards and a further shower room. The first floor also offers potential to create an en-suite to the master bedroom (stpp). Externally a delightful garden measuring approximately 100' with a raised decked seating terrace and an impressive selection of vegetable plots in addition to formal lawned gardens all offer a tranquil setting to the rear while the frontage offers extensive off road parking via a shingled driveway, further garden area and a single garage. Viewing of this property is strongly advised to fully appreciate the deceptive size and standard of accommodation on offer. Energy Rating F.

## FIRST FLOOR:

### MASTER BEDROOM:

12'1" x 15'3" (3.68 x 4.65)

Double glazed window to side, radiator, Built in airing cupboard housing hot water cylinder with immersion heater, doors providing access to loft space, picture rail.

### BEDROOM 2:

10'8" x 10'8" (3.25 x 3.25)

Double glazed window to front, radiator, built in storage cupboard, picture rail.

### BEDROOM 3:

8'6" x 14'8" (2.59 x 4.47)

Double glazed windows to rear and side, radiator, built in double wardrobe.

### SHOWER ROOM:

Three piece modern white suite comprising enclosed shower cubicle, close coupled wc, wash hand basin set over vanity unit, part tiled walls, tiled flooring.

## GROUND FLOOR:

### ENTRANCE HALL:

Part glazed solid wooden entrance door to front with part stained glass lights surrounding, radiator with feature surround, under stairs storage cupboard, solid wood flooring, doors to:-

### KITCHEN/BREAKFAST ROOM:

18'9" x 11'10" (5.72 x 3.61)

Dual aspect room with part obscure glazed entrance door opening on to rear garden, double glazed windows to side and rear, radiator, impressive 'country style' kitchen with an extensive range of matching wall and base mounted storage units and drawer pack, solid wooden work surfaces with inset 1 1/2 bowl single drainer sink unit, range oven to remain, tiled splash backs, integrated dishwasher, space for American style fridge/freezer, matching work surface with inset sink unit and space and plumbing below for washing machine and tumble dryer, matching central island unit providing a breakfast bar, solid wood flooring, tiled splash backs.

### BEDROOM 4/SITTING ROOM:

11'10" x 11'11" (3.61 x 3.63)

Double glazed bay window to front, radiator, open fire with tiled hearth and wooden surround and display mantle, picture rail.

### LIVING ROOM:

25'1" x 10'8" maximum (7.65 x 3.25 maximum)

Double glazed bay window to front, two radiators, fitted base mounted storage units with shelving above either side of fireplace with inset multi-fuel burning stove, wooden surround and tiled hearth, opens to:-

### DINING ROOM:

Double glazed bifolding doors opening on to the rear garden and a decked seating terrace, radiator, multi-fuel burning stove set on tiled hearth with feature surround.

### OFFICE:

11'11" x 9'11" (3.63 x 3.02)

Double glazed window to side, radiator, picture rail.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath with shower over and glass screen, close coupled WC and vanity wash hand basin with storage cupboard below, fully tiled walls, Amtico tiled flooring.

## EXTERIOR:

## FRONTAGE:

An attractive frontage approached via a large shingled driveway providing extensive off road parking protected by low level shrub hedging with the remainder mainly laid to lawn with mature trees and shrub borders, access to:-

## SINGLE GARAGE:

27'0" (8.23)

Electric roller shutter door to front, personal door to rear, window to rear. Power and light connected.

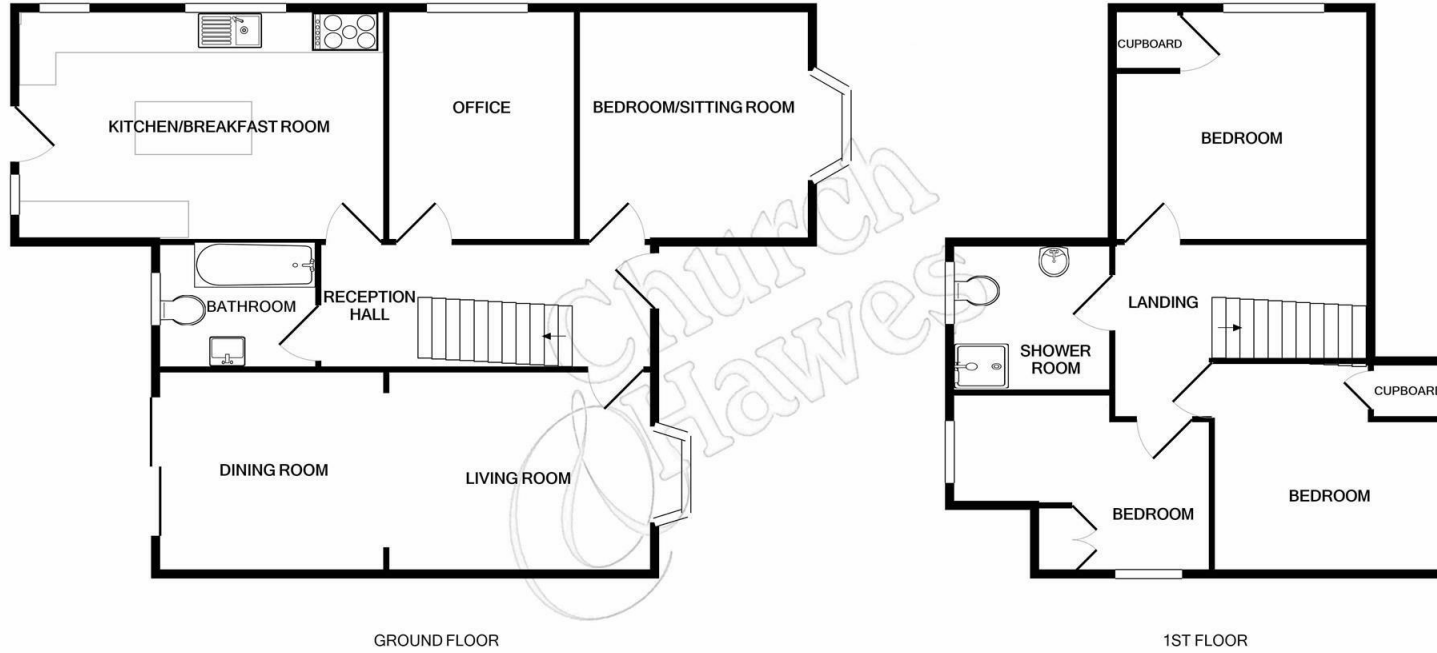
## REAR GARDEN:

approx 100' (approx 30.48m)

A beautiful rear garden commencing with a raised decked seating terrace with impressive glass gazebo over leading down to the remainder which is predominantly laid to lawn with a westerly facing aspect measuring approximately 100' and boasts an array of attractive and mature shrubs to borders and trees interspersed. The rear of the garden has been partially sectioned off and offers a selection of vegetable plots and greenhouse to remain with shingled borders and paths in between.

## 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.



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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