



31 Crouch Road, Burnham-On-Crouch , Essex CM0 8DX
Price £335,000

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

Offering HUGE POTENTIAL in a most sought after position within walking distance of Burnham's historic High Street, local shops, pubs restaurants and mainline railway station with direct links into London Liverpool Street is this quite superb and extended semi-detached cottage. Originally a three bedroom cottage the property now offers two double bedrooms and a wonderfully sized family bathroom to the first floor while extended living accommodation on the ground floor comprises an impressive refitted kitchen with adjoining breakfast area, living room, dining room and inviting lobby area to the side, all of which is presented to a superb standard throughout. PLEASE NOTE that originally there was a further detached cottage at the rear of the property and this may be of particular interest to any buyer looking to build an annexe or similar (stpp). The vendor is also in possession of old documentation relating to this. The rear of the property is accessed via wide opening gates to the side of the cottage which open to a driveway providing extensive off road parking leading to a detached double garage at the rear in addition to a well presented, ow maintenance south facing courtyard garden measuring in excess of 80 ft and offers a blank canvas for any potential purchaser. Viewing is strongly advised! Energy Rating D.

FIRST FLOOR:

LANDING:
Access to loft space, stairs to ground floor, doors to:-

BEDROOM ONE: 13'3 x 10'9 (4.04m x 3.28m)
Dual aspect room with double glazed windows to front and side, radiator, original cast iron fireplace, built in wardrobe.

BEDROOM TWO: 10'9 x 9'9 (3.28m x 2.97m)
Dual aspect room with double glazed window to side and rear, radiator, exposed wooden floorboards.

FAMILY BATHROOM: 13'5 x 7'6 (4.09m x 2.29m)
Originally bedroom 3 and now converted to a superb family bathroom with obscure double glazed window to side, radiator with attached heated towel rail, re fitted suite comprising freestanding ball and claw foot bath with antique style taps and shower attachment, pedestal wash hand basin and traditional Victorian style WC, tiled flooring, inset down lights.

GROUND FLOOR:

ENTRANCE:
Open with slate tiled roof, part glazed door to:-

LOBBY:
Double glazed windows to side and rear, double glazed entrance door to side, exposed brickwork and beams, tiled flooring, open to:-

LIVING ROOM: 12'9 x 10'7 (3.89m x 3.23m)
Double glazed window to side, two radiators, wood effect flooring, feature fireplace, under stairs storage cupboard, door to kitchen, stairs to first floor:-

SITTING ROOM: 12'9 x 10'7 (3.89m x 3.23m)
Double glazed bay window to front with fitted blind, two radiators, exposed feature brick fireplace, wood effect flooring.

KITCHEN/BREAKFAST ROOM: 19'1 x 5'8 (5.82m x 1.73m)
An impressive re fitted kitchen and adjoining breakfast area with double glazed French style doors to rear and Velux style ceiling light, re fitted kitchen comprising a n extensive range of modern matching high gloss wall and base mounted storage units and drawers, quartz effect work surfaces and matching breakfast bar with inset sink/drain unit, built in four ring gas hob, built in eye level oven, integrated fridge and freezer, cupboard housing combination boiler fuelling hot water and heating systems, tiled flooring.

EXTERIOR:

FRONTAGE:
Block paved frontage providing off road parking with wide opening gates to side opening to:

REAR GARDEN: approx 80' (approx 24.38m)
Blocked paved vehicular access to side of cottage providing access to rear of plot with access to double garage with up and over door, courtyard style low maintenance garden with feature planted areas and wooden pergola.

BURNHAM ON CROUCH:
The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. 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.

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.



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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