



Fernlea Road, Burnham-On-Crouch , CM0 8EX
Price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £350,000 - £360,000*Prime Central Location

Situated on one of Burnham-on-Crouch's most desirable and centrally located residential roads, this deceptively spacious, stylishly improved, and beautifully maintained semi-detached family home presents an exceptional opportunity. Tucked away within a quiet turning, the property boasts a stunning rear garden measuring approximately 66' and enjoys a highly convenient position within easy walking distance of the town's historic High Street, railway station (with direct links to London Liverpool Street at peak times), sailing and yacht clubs, scenic riverside walks, and a range of everyday amenities including the doctor's surgery, post office, pubs, and the nearby picturesque Country Park.

The impressive living accommodation begins on the ground floor with a welcoming entrance hall leading to a comfortable living room and a superb refitted kitchen/diner spanning the rear of the property—ideal for modern family living and entertaining. The first floor offers a landing providing access to three well-proportioned bedrooms, along with a stylishly refitted shower room.

Externally, the property benefits from the aforementioned 66' rear garden, while extensive off-road parking is available to both the front and side of the house. The side driveway also provides vehicular access to a garage fitted with an electric roller door. Energy Rating D.



FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, airing cupboard housing gas fired combination boiler, staircase down to ground floor, doors to:-

BEDROOM ONE: 12'6 x 8'4 (3.81m x 2.54m)

Double glazed window to rear, radiator, wood effect flooring.

BEDROOM TWO: 12'1 x 8'4 (3.68m x 2.54m)

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

BEDROOM THREE: 7'5 x 6'11 (2.26m x 2.11m)

Double glazed window to front, built in wardrobe, wood effect flooring.

SHOWER ROOM:

Obscure double glazed window to rear, refitted three piece white suite comprising walk in shower with glass screen, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, tiled walls, wood effect flooring, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, built in storage cupboard, staircase to first floor, wood effect flooring, doors to:-

LIVING ROOM: 15'7 x 8'9 (4.75m x 2.67m)

Double glazed window to front, radiator, electric flame effect fireplace, wood effect flooring.

KITCHEN/DINER: 14'8 x 9'1 (4.47m x 2.77m)

Double glazed French style doors opening on to rear garden, double glazed window to rear, radiator, refitted kitchen comprising extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, solid wooden work surfaces with inset 1 1/2 bowl white ceramic sink unit with drainer grooves to side, range cooker to remain with extractor hood over, integrated microwave oven, fridge/freezer and washing machine, tiled floor.

EXTERIOR:

REAR GARDEN: approx 66' (approx 20.12m)

Commencing with a paved patio seating area leading to remainder, half of which is laid to lawn and the remainder being shingled with a sunken Koi pond at the rear, external lighting and cold water tap, side access gate leading to front, personal door into side of:-

GARAGE:

Electric roller door to front, power and light connected, space for further fridge/freezer if required, overhead storage timbers, personal door to side, vehicular access from:-

FRONTAGE:

Block paved driveway for several vehicles across both the front and to the side of the house providing vehicular access to gate.

TENURE & COUNCIL TAX:

The property is being sold freehold and is council 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.





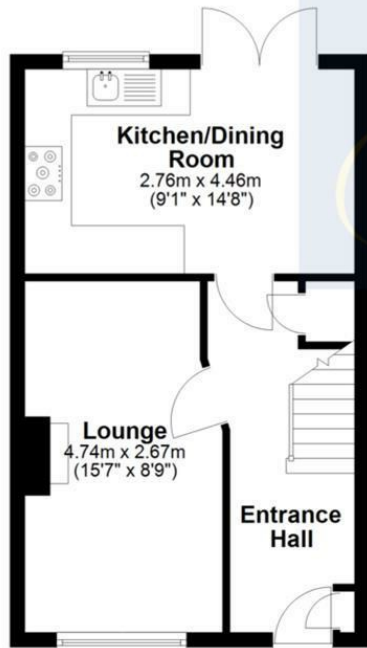
Ground Floor



Garage
5.14m x 2.57m
(16'10" x 8'5")

Approximate Internal Floor Area
Main House 68 SQ M 730 SQ FT
Garage 13 SQ M 142 SQ FT
Total 81 SQ M 872 SQ FT

This floor plan is for guidance to layout only and is NOT TO SCALE.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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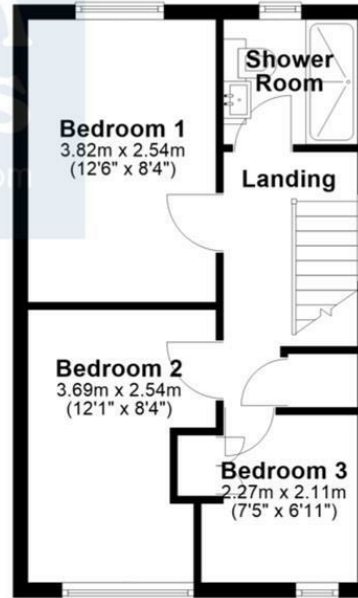


Kitchen/Dining Room
2.76m x 4.46m
(9'1" x 14'8")

Lounge
4.74m x 2.67m
(15'7" x 8'9")

Entrance Hall

First Floor



Bedroom 1
3.82m x 2.54m
(12'6" x 8'4")

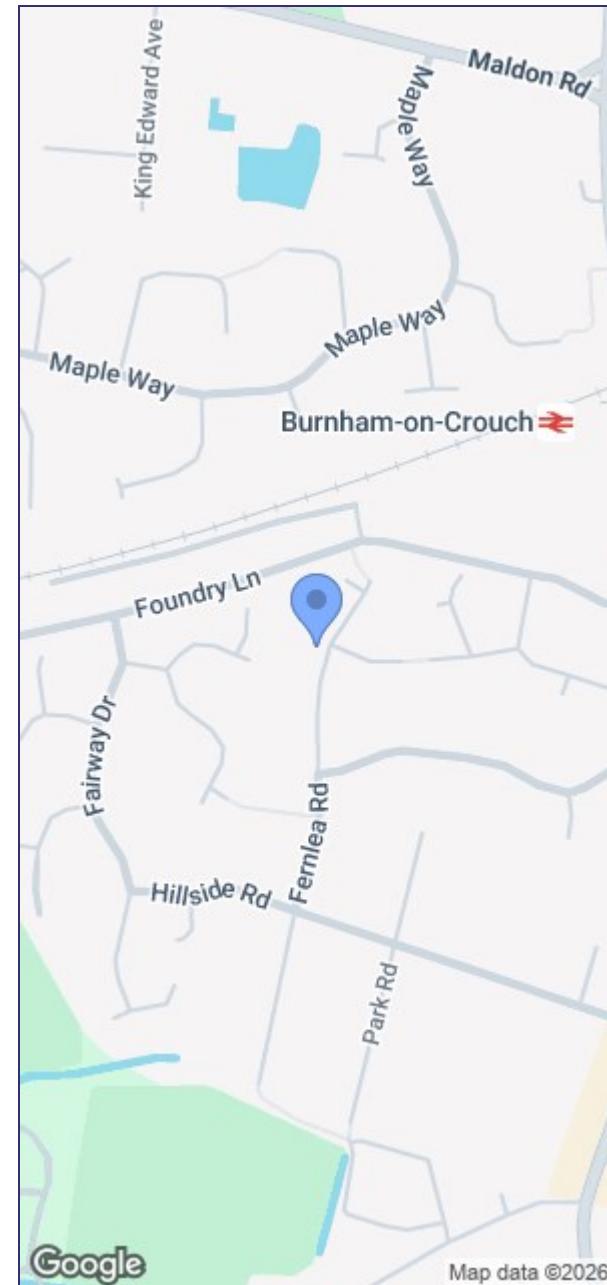
Bedroom 2
3.69m x 2.54m
(12'1" x 8'4")

Bedroom 3
2.27m x 2.11m
(7'5" x 6'11")

Shower Room

Landing

efficient
property
marketing





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