



Leslie Park, Burnham-on-Crouch , Essex CM0 8SY  
Price £425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located just a short stroll from Burnham's charming high street, with its array of shops, restaurants, yacht clubs, and the picturesque riverfront, this detached four-bedroom home offers both convenience and generously sized living space.

The property has undergone some recent decorative improvements, presenting a blank canvas and fantastic opportunity for new owners to add their own personal touch and style.

The ground floor comprises a cloakroom/WC, a spacious lounge, a kitchen/breakfast room, a study, and a separate dining room—ideal for family living and entertaining. Upstairs, you'll find four well-proportioned bedrooms. The main bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom.

Outside, the property features a generous garden with multiple seating and entertaining areas—perfect for relaxing or hosting guests. To the side, there's a private driveway leading to a detached garage, complete with power and lighting.

Energy Rating C.



## FIRST FLOOR:

### LANDING:

Return staircase down to ground floor with double glazed window to front, access to loft space, doors to:

### BEDROOM 1: 10'5 x 10'1 (3.18m x 3.07m )

Double glazed window to rear, radiator, fitted wardrobes, door to:

### EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled wc, wall mounted storage cupboard, part tiled walls, tiled floor.

### BEDROOM 2: 14'5 x 10'6 (4.39m x 3.20m )

Double glazed window to front, radiator.

### BEDROOM 3: 10'6 x 10'3 (3.20m x 3.12m )

Double glazed window to rear, radiator.

### BEDROOM 4: 7' x 6'5 (2.13m x 1.96m )

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with shower attachment, close coupled wc and pedestal wash hand basin, airing cupboard housing hot water cylinder, part tiled walls, tiled floor.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, radiator, staircase to first floor, wood effect floor, built in under stairs storage cupboard, doors to:

### STUDY: 8' x 6'7 (2.44m x 2.01m )

Double glazed bay window to front, radiator, wood effect floor.

### LIVING ROOM: 16'8 x 10'2 (5.08m x 3.10m )

Double glazed French style doors opening onto rear garden, further double glazed window to rear, radiator, feature fireplace surround with display mantle over, wood effect floor.

### DINING ROOM: 10'6 x 10'2 (3.20m x 3.10m )

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

### CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin, wood effect floor.

### KITCHEN/BREAKFAST ROOM: 14'3 x 10'7 (4.34m x 3.23m )

Double glazed entrance door to side, double glazed window to front, radiator, extensive range of white gloss front wall and base mounted storage units and drawers, wood effect work surfaces with inset sink/drainage unit, Range style cooker with 6-ring gas burner, double electric ovens and grill below, space and plumbing for American style fridge/freezer, washing machine and dishwasher, tiled floor, matching breakfast bar.

### EXTERIOR:

#### REAR GARDEN:

The rear garden is predominantly laid to lawn and wraps around both sides of the property providing space to one side of the property for a hot tub while the other side provides a paved seating area, exterior cold water tap, footpath leading to personal door into side of:

#### GARAGE:

Up and over door to front, power and light connected, personal door to side into garden, accessed via driveway.

#### FRONTAGE:

Mainly laid to lawn with planted shrubs and trees to borders, path to front entrance door.

#### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band E.

#### AGENTS NOTES:

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

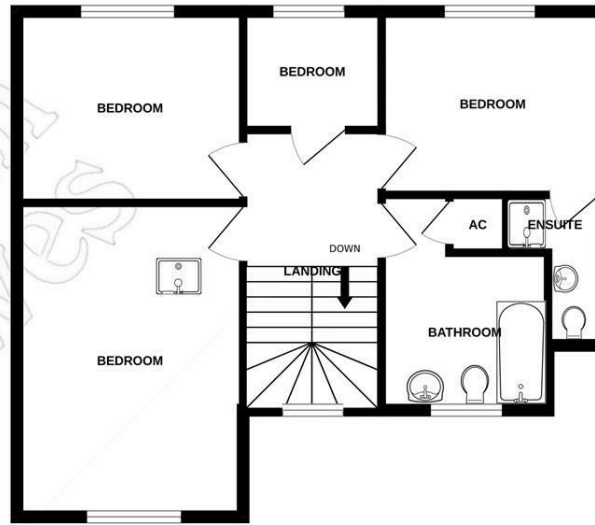
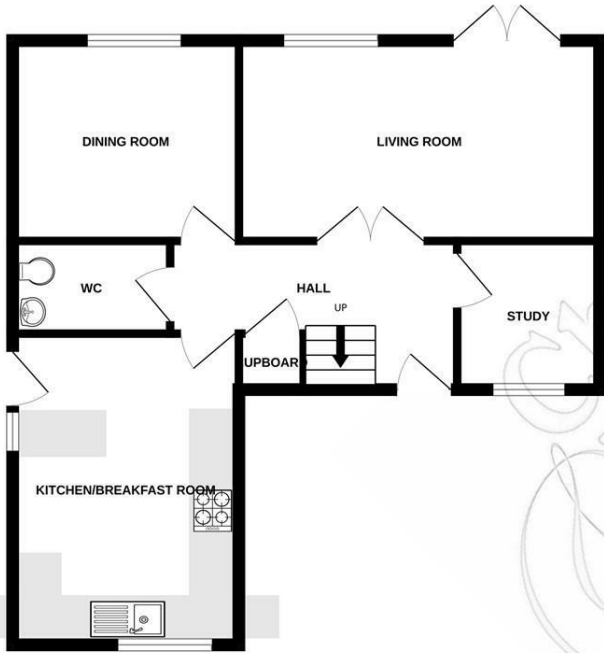
**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.





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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