



**Church
Hawes**
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Brickwall Close, Burnham-on-Crouch , Essex CM0 8HB
Guide price £600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £600,000 - £650,000

Having undergone full renovation and extension by the present owners is this quite superb detached family home which has been finished to the highest specification throughout. The property offers a wonderfully positioned setting within a quiet cul-de-sac at the end of one of Burnham's most favoured central turnings within walking distance to all local amenities including local shops, pubs and restaurants along it's historic High Street in addition to the River Crouch with its famous sailing clubs and quayside as well as a railway station which offers direct links into London Liverpool Street.

Light, airy, spacious and extended living space commences on the ground floor with an inviting entrance hall providing access to an impressive dual aspect living room with log burner, refitted cloakroom and stunning refitted kitchen with integrated appliances and Quartz work surfaces which in turn opens to a quite superb dining/family room across the rear with bi-folding doors. The first floor then offers a landing area leading to four generously sized bedrooms, one of which is complimented by a range of built in wardrobes and an en-suite as well as a wonderful refitted family bathroom with 4 piece suite.

Externally, the property enjoys a secluded rear garden with a variety of lawned and paved seating areas while the frontage is approached via a large block paved driveway providing extensive off road parking for multiple vehicles. An early inspection of this quite superb property is strongly advised to fully appreciate the sought after position as well as the size and high standard of living accommodation this property has to offer.

Energy Rating E.



FIRST FLOOR:

LANDING:

Double glazed window to side, radiator, access to loft space, doors to:

BEDROOM 1: 18'5 x 11'1 > 7'10 (5.61m x 3.38m > 2.39m)

Double glazed window to rear, radiator, 2 built in double wardrobes, inset downlights, door to:

EN-SUITE SHOWER ROOM:

BEDROOM 2: 11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to rear, radiator, inset downlights.

BEDROOM 3: 12'1 x 9'10 (3.68m x 3.00m)

Double glazed window to front, radiator, inset downlights.

BEDROOM 4: 9'11 x 8'8 > 5'5 (3.02m x 2.64m > 1.65m)

Double glazed window to front, radiator, built in wardrobe, inset downlights.

FAMILY BATHROOM:

Heated towel rail, 4 piece white suite comprising freestanding roll top bath, shower area with floor drain and glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure glazed composite entrance door to front, radiator, staircase to first floor with storage cupboard below, wood effect floor, inset downlights, doors to:

CLOAKROOM:

Obscure double glazed window to side, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, tiled floor.

LIVING ROOM: 19'4 x 12' (5.89m x 3.66m)

Dual aspect room with double glazed bow window to front and 2 double glazed windows to side, wood burner set on tiled hearth, inset downlights.

KITCHEN: 10'5 x 9'11 (3.18m x 3.02m)

Kitchen area comprising extensive range of 'Shaker' style wall and base mounted storage units and drawers, Quartz work surface with inset single bowl ceramic sink unit with mixer and boiler tap over, Rangemaster oven possibly available through separate negotiation, integrated fridge/freezer, wine fridge and dishwasher, wood effect floor, inset downlights, open to:

DINING/FAMILY ROOM: 27' x 11'4 (8.23m x 3.45m)

Double glazed entrance door to side, double glazed French style doors to rear and double glazed bifold doors opening onto rear garden, radiator and further vertical radiator, wood effect floor, media wall with inset shelving and built in storage units, inset downlights.

EXTERIOR:

REAR GARDEN:

Commencing with a large porcelain paved seating area leading to remainder which is mainly laid to lawn with raised beds to borders, timber storage shed and summer house with power connected, artificially turfed area to side with side access gate, further storage shed housing utility space including space and plumbing for washing machine and also housing boiler.

FRONTAGE:

Large block paved driveway providing off road parking for several vehicles, side access gate leading to rear garden.

TENURE & COUNCIL TAX BAND:

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

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, 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.

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.



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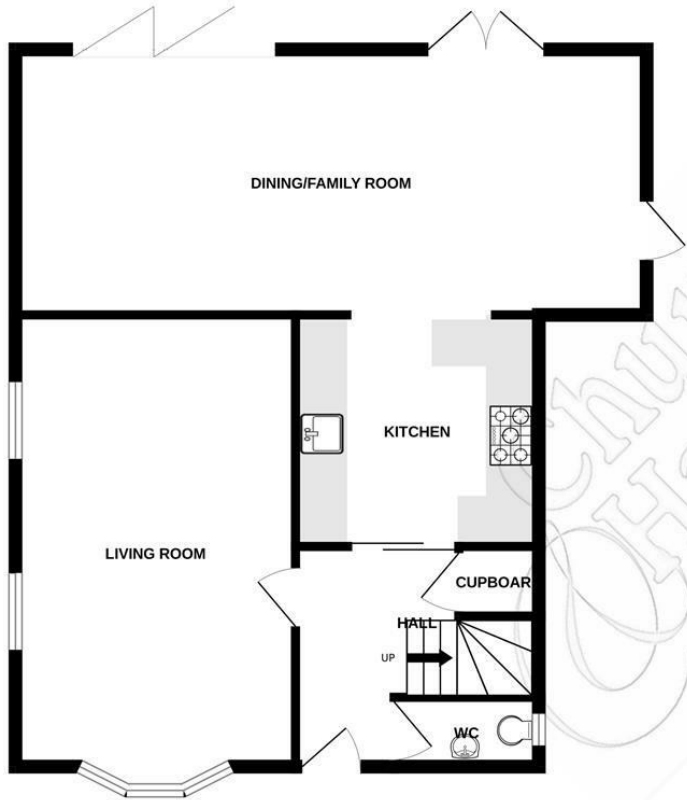


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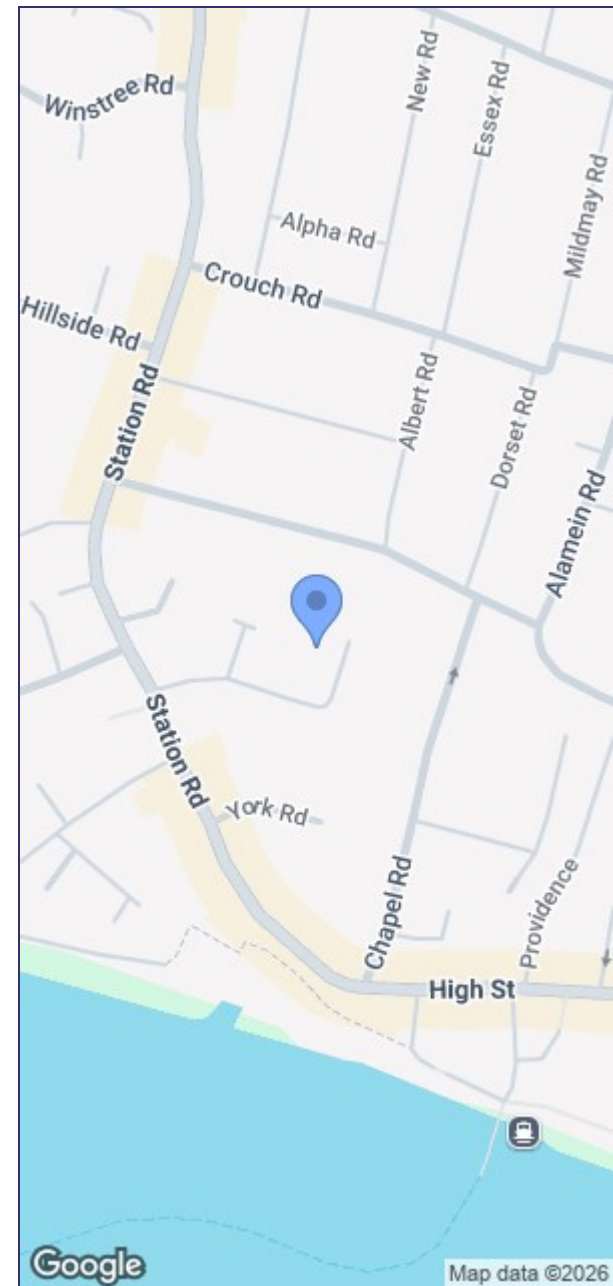
GROUND FLOOR



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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