

Maldon Road, Burnham-on-Crouch , Essex CM0 8NR

£850,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN - Impressive Family Home | Approx. 3,700 sq ft | 0.4-Acre Plot | Up to Six Bedrooms

An impressive and substantial family home occupying an enviable 0.4-acre plot on the edge of the popular sailing town of Burnham. Offering approximately 3,700 sq ft of versatile accommodation, the property provides up to six bedrooms and three to four reception rooms, making it ideal for a growing or multi-generational family.

Built to the exacting standards of the current owners, the accommodation is arranged over three floors. The ground floor comprises a spacious sitting room, dining room, study and en-suite bedroom, together with an extensively fitted kitchen, utility room, cloakroom and rear conservatory.
The first floor offers four well-appointed bedrooms, with the two principal bedrooms benefiting from en-suites, while the remaining bedrooms are served by the family bathroom. A generous landing provides useful additional living space and is currently used as a first-floor lounge.
The second floor provides a further versatile room, suitable as an additional bedroom, playroom or home office, together with useful eaves storage.

Outside, the established gardens feature mature trees, lawns and a recently laid grey-paved patio and entertaining terrace, with gazebo and screening. A double integral garage provides excellent storage, while the gated driveway offers ample off-road parking.
The property is approximately one mile from Burnham railway station and half a mile from Ormiston Academy School. Burnham offers a wealth of amenities including yacht clubs, independent shops, eateries, riverside pubs and a regular market.

A rare opportunity to acquire a substantial and highly versatile family home, combining generous accommodation, extensive grounds and an excellent lifestyle setting in sought-after Burnham.







SECOND FLOOR:

BEDROOM/PLAYROOM: 16'5 x 12'1 (5.00m x 3.68m)

FIRST FLOOR:

LOUNGE/LANDING AREA:
Living area with staircase down to ground floor, doors to:

BEDROOM 1: 20' x 11'5 (6.10m x 3.48m)

EN-SUITE:
Generously sized en-suite with luxury 3 piece white suite comprising shower, wash hand basin and wc.

BEDROOM 2: 19'8 max x 12'7 (5.99m max x 3.84m)
Range of built-in wardrobes, door to:

EN-SUITE:
Three piece white suite comprising shower, wash hand basin and wc.

BEDROOM 3: 12'8 x 12'1 (3.86m x 3.68m)
Built-in storage cupboards/wardrobe.

BEDROOM 4: 11'8 x 10'3 (3.56m x 3.12m)
Built-in wardrobes.

FAMILY BATHROOM:
Three piece suite comprising panelled bath with shower over, wash hand basin and wc.

GROUND FLOOR:

ENTRANCE LOBBY:
Open to:

RECEPTION HALLWAY:
Staircase to first floor, doors to:

BEDROOM 5: 11'8 x 10'3 (3.56m x 3.12m)
Door to:

JACK & JILL EN-SUITE:
Three piece suite comprising shower, wash hand basin and wc.

LIVING ROOM: 19'10 x 15'5 (6.05m x 4.70m)

DINING ROOM: 19'10 x 12'1 (6.05m x 3.68m)
Leading to:

CONSERVATORY: 13'8 x 12'1 (4.17m x 3.68m)

STUDY/SNUG: 12' x 11'5 (3.66m x 3.48m)

KITCHEN/BREAKFAST ROOM: 21'4 x 11'5 (6.50m x 3.48m)
Range of integrated appliances and storage units, leading to:

UTILITY: 11'5 x 5'10 (3.48m x 1.78m)
Further range of storage units, gas hob with extractor over, space and plumbing for washing machine and tumble dryer, door into rear of double garage.

EXTERIOR:
Overall plot measures approx. 0.4 of an acre and comprises:

FRONTAGE:
Partly laid to lawn garden area with established trees and shrubs to borders, large block paved driveway providing extensive off road parking, side access lath leading to:

REAR GARDEN:
The rear garden commences with a large paved seating area leading to remainder which is mainly laid to lawn with established trees and shrubs to borders, further paved seating/entertaining area to side with impressive gazebo over, access into:

DOUBLE GARAGE:
Accessed vehicularly from the rear with twin electric roller doors, power and light connected, overhead storage, access to utility room.

ACCESS NOTE:
The Vendor has retained a strip of land to the right of the property but will allow a right of access should any purchaser of the property require vehicular access to the garage.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.
A verification fee payable in advance of £40 per person (including VAT) will apply.
These checks must be completed and successfully verified before we are able to progress with the purchase.
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire.

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 a 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.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band G.

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.














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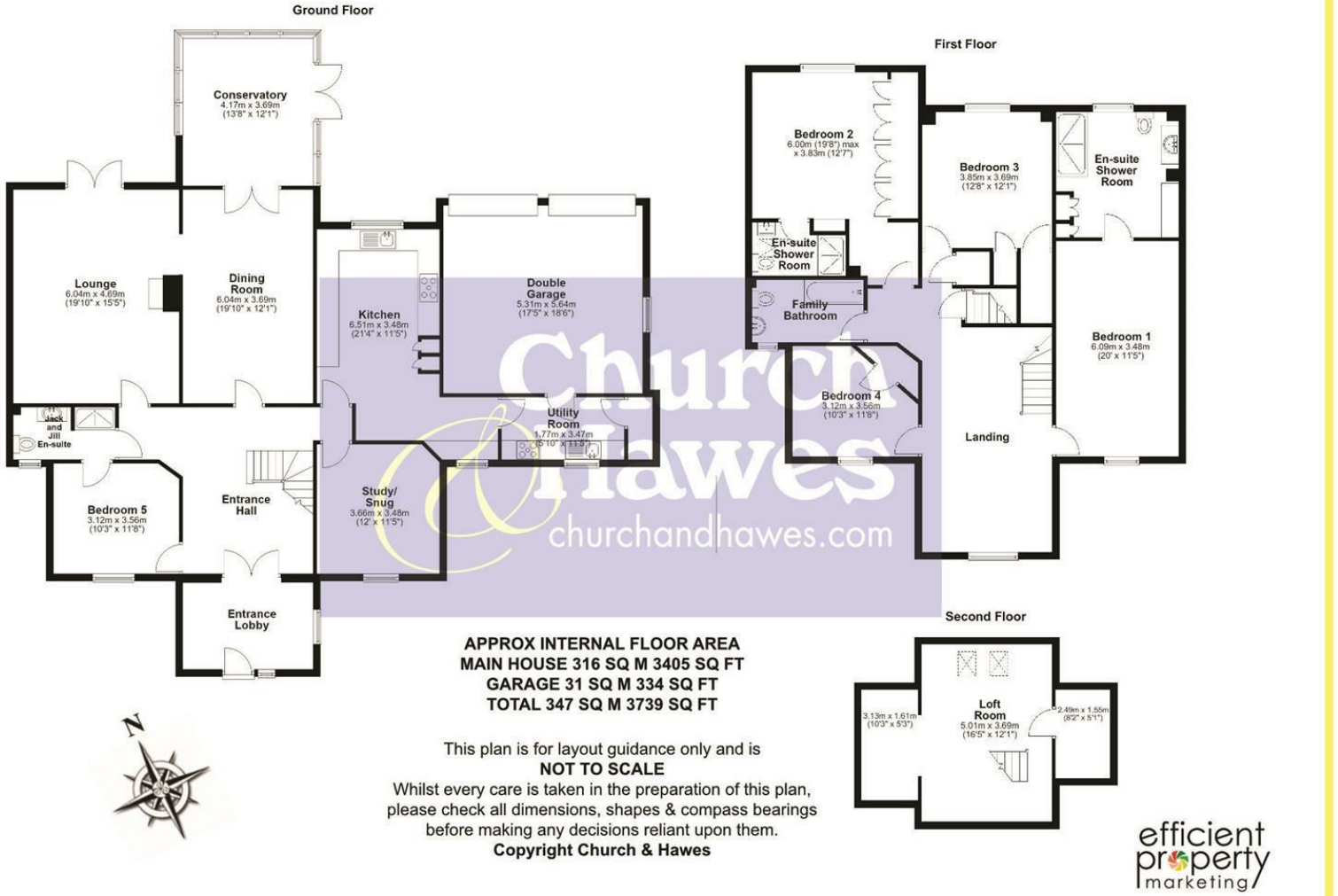

APPROX INTERNAL FLOOR AREA
MAIN HOUSE 316 SQ M 3405 SQ FT
GARAGE 31 SQ M 334 SQ FT
TOTAL 347 SQ M 3739 SQ FT

This plan is for layout guidance 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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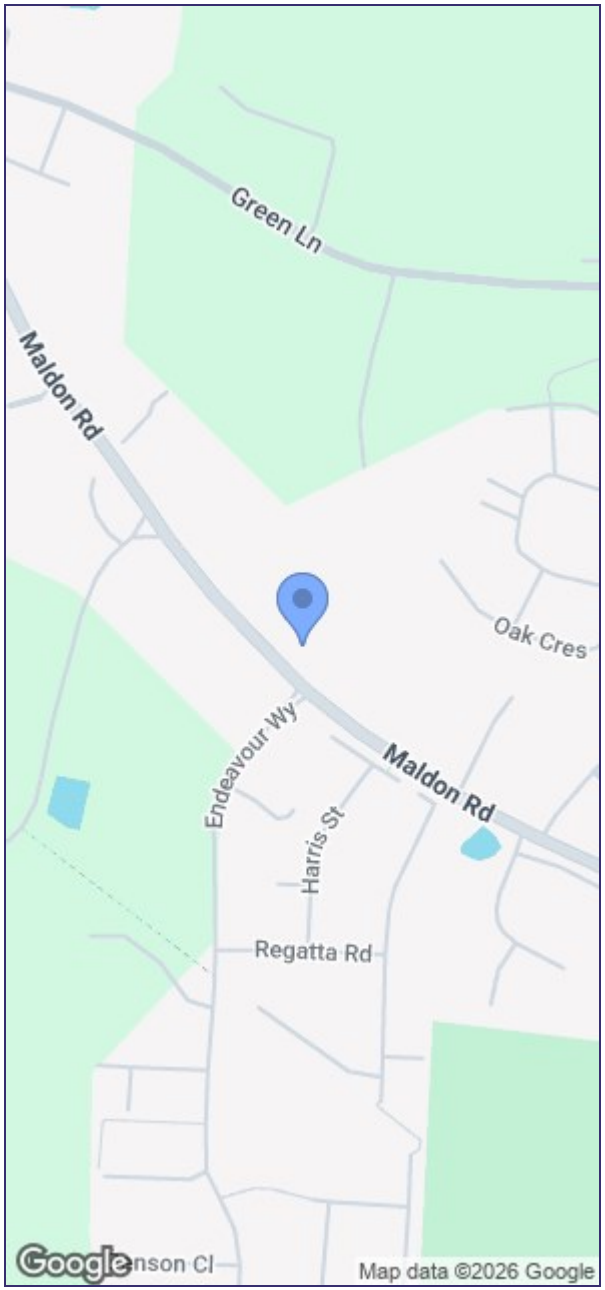




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