



Station Road, Burnham-on-Crouch , Essex CM0 8BQ
Guide price £375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****Price Range £375,000 - £400,000**** Beautifully Renovated Three-Bedroom Family Home on a Desirable Corner Plot in Burnham

Occupying a favourable position close to Burnham's historic High Street, picturesque river frontage, railway station, restaurants and Country Park, this beautifully presented three-bedroom semi-detached home offers both style and potential in equal measure. Set on a desirable corner plot, the property provides excellent scope to extend (subject to planning permission) and has been tastefully renovated throughout by the current owner.

Recent improvements include a full electrical rewire, a newly installed gas central heating system and new internal doors and flooring, creating a fresh and modern living environment throughout. The accommodation begins with a welcoming entrance porch and hallway that leads to a stylishly refitted cloakroom, a spacious living room and a stunning open-plan kitchen/diner spanning the rear of the property, which flows seamlessly into an adjoining conservatory—ideal for family living or entertaining. Upstairs, the first-floor landing provides access to three well-proportioned double bedrooms and a contemporary refitted shower/wet room. Externally, the property enjoys a rear garden extending to just under 60 feet, offering a private outdoor space with potential for landscaping or extension. To the rear, there is off-road parking for three vehicles along with a garage.

This is a rare opportunity to acquire a thoughtfully modernised home in one of Burnham's most convenient locations. An early viewing is strongly recommended to avoid disappointment. Energy Rating: D.



FIRST FLOOR:

LANDING:

Double glazed window to side, radiator, built in storage cupboard, access to loft space, doors to:

BEDROOM 1: 13'9 > 11'8 x 10'1 (4.19m > 3.56m x 3.07m)

Double glazed window to front, radiator.

BEDROOM 2: 11'2 > 9'2 x 11'7 (3.40m > 2.79m x 3.53m)

Double glazed window to rear, radiator.

BEDROOM 3: 8'7 x 7'11 (2.62m x 2.41m)

Dual aspect room with double glazed windows to front and side, radiator.

SHOWER ROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising shower area with floor drain, wall mounted wash hand basin and close coupled wc, tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE PORCH:

Double glazed entrance door to rear, double glazed windows to front and side, part obscure glazed composite entrance door into:

HALLWAY:

Composite entrance door to side, radiator, staircase to first floor with built in storage cupboard below, wood effect floor, doors to:

CLOAKROOM:

Obscure double glazed window to side, chrome heated towel rail, 2 piece white suite comprising concealed cistern wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, continuation of wood effect floor.

LIVING ROOM: 13'7 x 12'2 (4.14m x 3.71m)

Double glazed window to front, radiator, wood effect floor, opening to:

KITCHEN/DINER: 18'11 x 9' (5.77m x 2.74m)

Double glazed sliding door to rear, double glazed window to rear, vertical radiator, refitted kitchen comprising extensive range of wall and base mounted 'Shaker' style storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer sink unit, 4-ring electric hob with extractor over, built in eye level double oven, integrated dishwasher, space and plumbing for fridge/freezer and washing machine, continuation of wood effect floor.

CONSERVATORY: 9'7 x 9'7 (2.92m x 2.92m)

Double glazed French style doors opening onto rear garden, double glazed entrance door to side, double glazed windows to both sides and rear, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn, timber storage shed, side access gate leading to front, exterior cold water tap, wide opening gates to rear, open to:

PARKING:

Driveway at rear of garden providing extensive off road parking and access to:

GARAGE:

Up and over door, power and light connected, personal door to side into garden.

FRONTAGE:

The frontage is mainly laid to lawn with path leading to porch and side access gate into rear garden.

TENURE & COUNCIL TAX BAND:

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

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.

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.

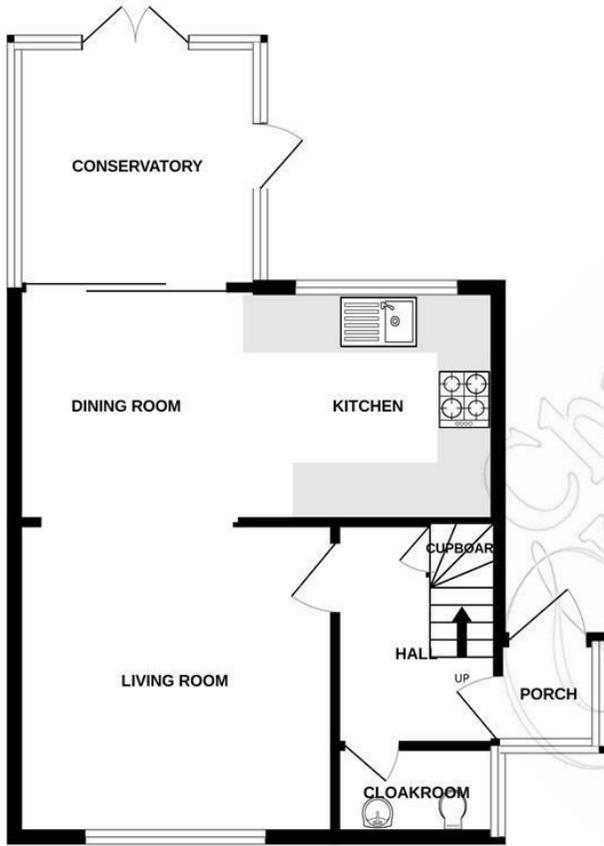
AGENTS NOTE:

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.

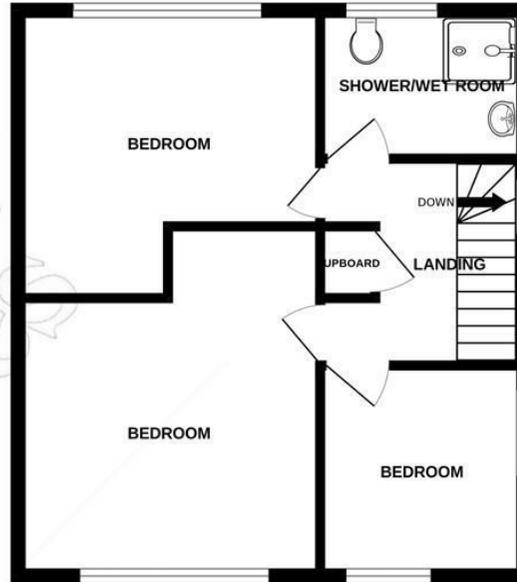




GROUND FLOOR



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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