

Barnmead Way, Burnham-on-Crouch , Essex CM0 8QD
Price £550,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN
Positioned towards the end of a quiet and exclusive cul-de-sac, this substantial, extensively improved and beautifully maintained detached property occupies a highly desirable location on the edge of Burnham. Despite its peaceful setting, the property remains conveniently accessible to the town's shops, restaurants and railway station, as well as the picturesque banks of the River Crouch.

The generous accommodation begins with an inviting entrance hall leading to a fully equipped home office, an impressive rear-facing living room overlooking the generous rear garden, a cloakroom, and a simply stunning, light and airy refitted kitchen/diner. Designed with entertaining in mind, the kitchen/diner features a central island unit, integrated appliances and direct access to the double garage.
To the first floor, a spacious landing provides access to four well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring a four-piece suite.

Externally, the property occupies a generous plot with an attractive and established rear garden. To the front, an aesthetically pleasing frontage provides a further garden area and a driveway offering parking for multiple vehicles, together with access to the double garage, with EV charging point, which can also be accessed internally from the kitchen/diner.

Properties of this calibre are highly sought after, and an internal inspection is strongly recommended to fully appreciate the accommodation, improvements and desirable location on offer.
Energy Rating: C







FIRST FLOOR:

LANDING:
Doors to:

BEDROOM 1: 12'11 x 10'11 (3.94m x 3.33m)

EN-SUITE:

BEDROOM 2: 14'8 x 13'10 (4.47m x 4.22m)

BEDROOM 3: 10'11 x 10'2 (3.33m x 3.10m)

BEDROOM 4: 11' x 10' (3.35m x 3.05m)

FAMILY BATHROOM:

GROUND FLOOR:

ENTRANCE HALLWAY:
Doors to:

CLOAKROOM:

KITCHEN/DINER: 21'5 x 14'10 max (6.53m x 4.52m max)

LOUNGE: 17'11 x 10'10 (5.46m x 3.30m)

STUDY: 9'2 x 7'7 (2.79m x 2.31m)

EXTERIOR - FRONTAGE:
Lawned area, driveway parking and access to:

GARAGE: 16'1 x 14'8 (4.90m x 4.47m)

REAR GARDEN:
Established rear garden

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

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.

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 U K 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.



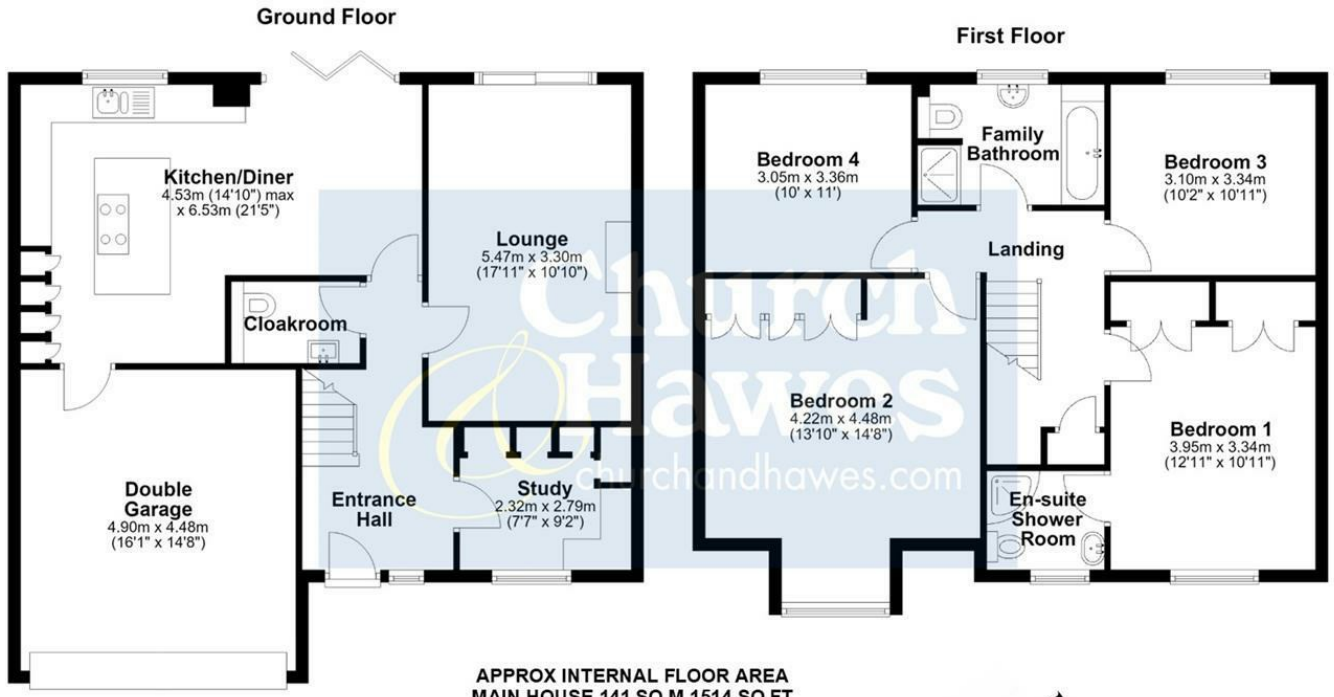






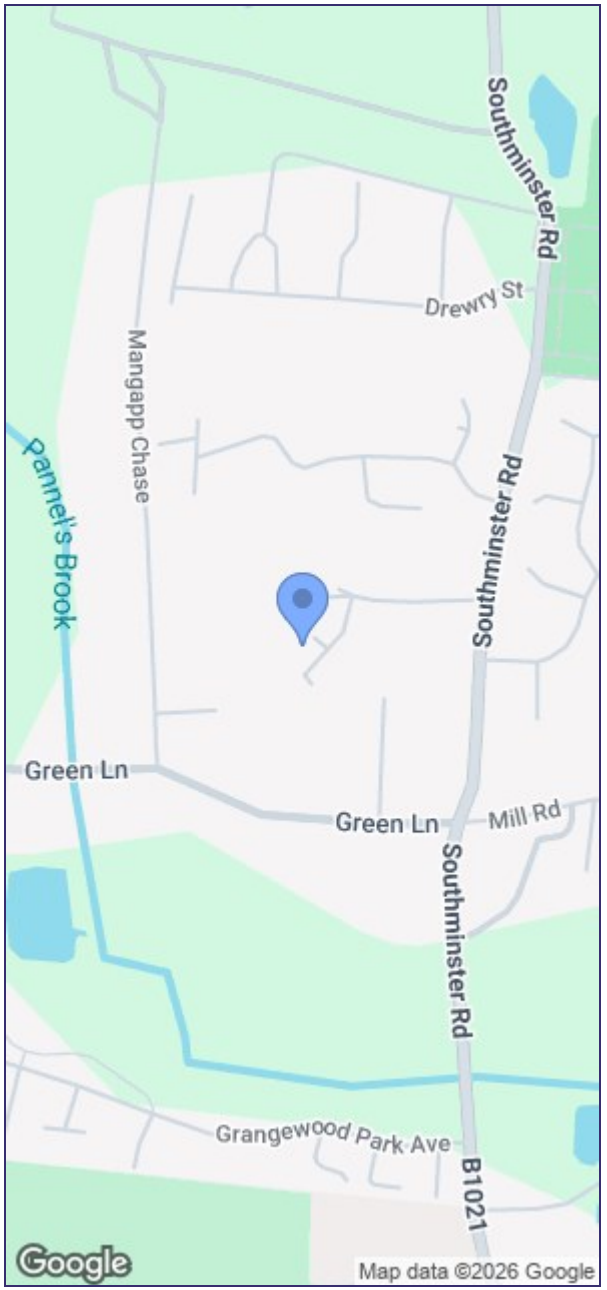



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APPROX INTERNAL FLOOR AREA
MAIN HOUSE 141 SQ M 1514 SQ FT
GARAGE 22 SQ M 244 SQ FT
TOTAL 163 SQ M 1758 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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