

Harris Street, Burnham-On-Crouch , Essex CM0 8GF
Price £650,000

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

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Executive Detached Family Home on edge of Sought-After Development

Occupying a desirable position within the ever-popular Corinthian Place development, built by David Wilson Homes on the outskirts of Burnham-on-Crouch, this impressive executive detached family home has been meticulously enhanced and maintained to an excellent standard throughout.
Situated at the end of a no-through road, the property enjoys a peaceful setting and offers spacious, light-filled accommodation ideally suited to modern family living.

The ground floor commences with a generous entrance hall, leading to a bay-fronted living room, a separate study, a convenient cloakroom and an impressive kitchen/dining room featuring integrated appliances. An adjoining utility room provides additional practicality.
To the first floor, a spacious landing leads to four well-proportioned double bedrooms, complemented by two bath/shower rooms, offering excellent flexibility for family life and visiting guests.
Externally, the property continues to impress with an attractive frontage providing extensive off-road parking for multiple vehicles, together with access to a detached double garage. To the rear, a generous garden offers an ideal space for outdoor entertaining and family enjoyment.

The location is particularly appealing, with local schools, shops, public houses and restaurants within walking distance along Burnham-on-Crouch's historic High Street. The nearby banks of the River Crouch are also easily accessible, making this an excellent setting for sailing and yachting enthusiasts. For commuters, Burnham railway station is approximately 0.5 miles away and provides direct services to London Liverpool Street.
Combining a sought-after residential setting, generous accommodation, excellent parking and a high standard of presentation, this outstanding family home warrants an early viewing to fully appreciate everything it has to offer. Energy Performance Certificate: Rating B.







FIRST FLOOR:

LANDING:
Airing cupboard, access to loft space which is boarded with pull down ladder, doors to:

BEDROOM 1: 14'11 x 12'3 (4.55m x 3.73m)
Two triple built in wardrobes

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

BEDROOM 2: 14'4 x 12'7 (4.37m x 3.84m)
Built in triple wardrobe

BEDROOM 3: 13'4 x 9'5 (4.06m x 2.87m)

BEDROOM 4: 10'3 x 9'6 (3.12m x 2.90m)
Built in double wardrobe

FAMILY BATHROOM:
Four piece white suite comprising panelled bath, shower, wash hand basin and WC.

GROUND FLOOR:

ENTRANCE HALLWAY:
Staircase to first floor, leading to:

LIVING ROOM: 19' x 12'3 (5.79m x 3.73m)
Bay window to front.

STUDY: 9'6 x 7'9 (2.90m x 2.36m)

CLOAKROOM:
Two piece white suite comprising wash hand basin and WC, built in under stairs storage cupboard.

KITCHEN/DINER: 20'2 x 15'4 (6.15m x 4.67m)
Range of integrated kitchen appliances including fridge/freezer, dishwasher, gas hob and double oven, dining area overlooking rear garden, door to:

UTILITY: 8'4 x 5'3 (2.54m x 1.60m)
Door to rear garden, space and plumbing for washing machine and tumble dryer.

EXTERIOR:

REAR GARDEN:
Mainly laid to lawn with decked seating area at rear, side access gate leading to:

FRONTAGE:
Block paved driveway providing off road parking for numerous vehicles and access to:

DETACHED DOUBLE GARAGE:
Twin up and over doors to front, power and light connected, overhead storage, personal door to side.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band F.
Management Charges for common areas approx £250 per annum

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.

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.





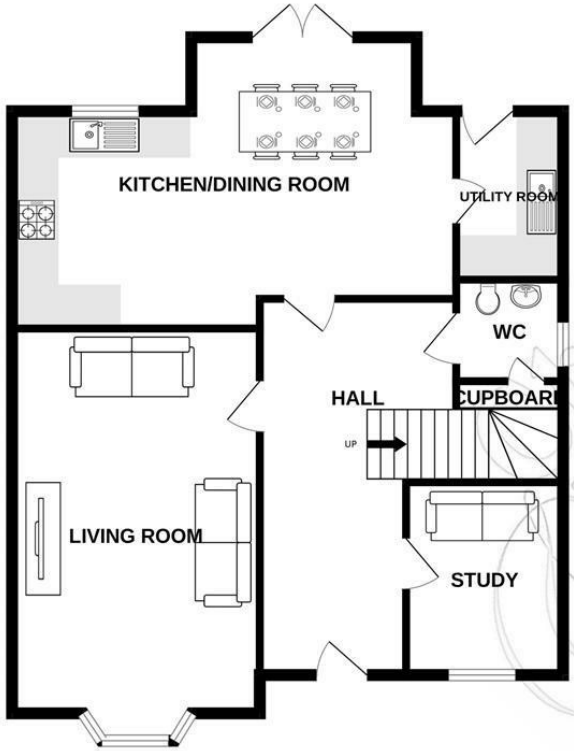




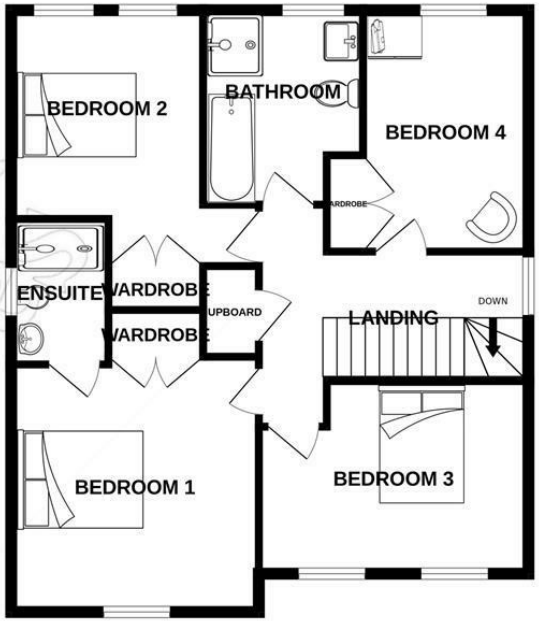



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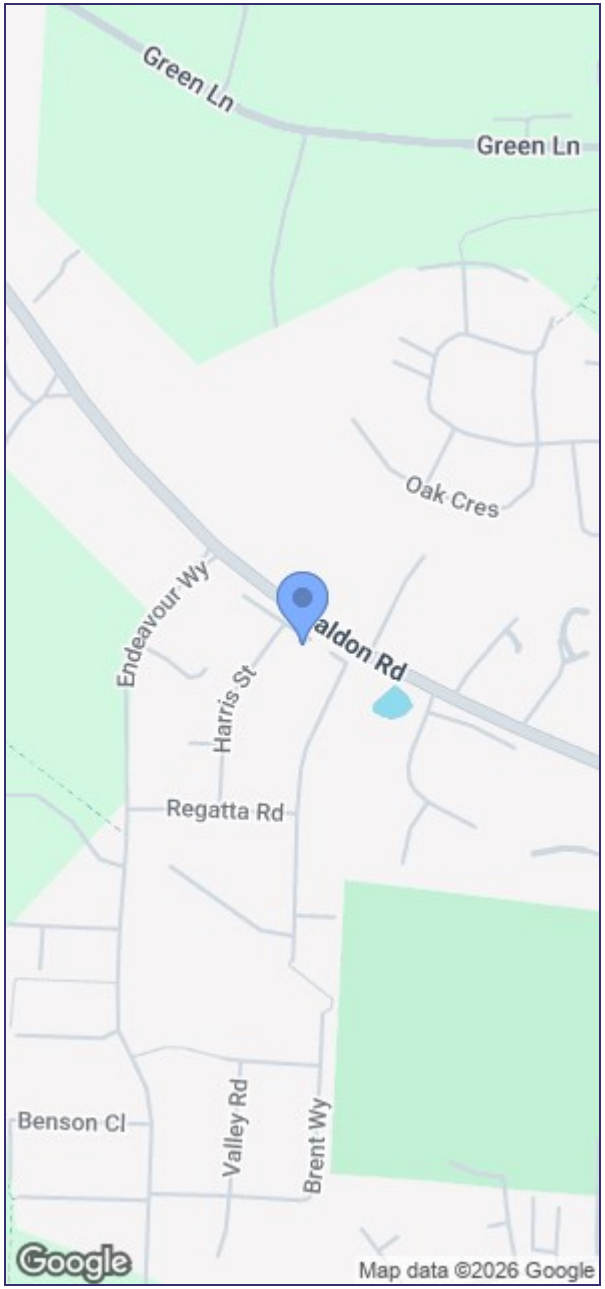
GROUND FLOOR



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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Every love story is beautiful,
but ours is my favourite
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