



York Road, Burnham-on-Crouch

CM0 8HP

£695,000

**CURTIS O'BOYLE**

Sales & Lettings



A truly unique opportunity to acquire this substantial detached bungalow, extending to approximately 1,850 sq ft and occupying a generous 0.17-acre plot, enviably positioned within a private turning in the heart of Bumham-on-Crouch.

Ideally located just moments from the picturesque quayside, an array of independent shops, restaurants and amenities, and within convenient reach of the mainline railway station, this property perfectly balances privacy with accessibility.

The spacious and versatile accommodation is thoughtfully arranged and well suited to a variety of lifestyles. Two large reception rooms provide flexible living and entertaining space, while the well-proportioned kitchen/diner offers an excellent social hub for everyday living, complemented by a separate utility room.

There are three generous double bedrooms, including a principal bedroom benefitting from its own en-suite shower room, in addition to a well-appointed family bathroom.

Externally, the property continues to impress. A substantial driveway provides ample parking for several vehicles and leads to a detached triple garage situated to the rear of the south facing garden, offering excellent storage or workshop potential. The overall plot of approximately 0.17 acres provides attractive outdoor space with significant privacy.

12 solar panels and solar iBoost water heating control.

Early viewing is highly recommended to fully appreciate the size, setting and versatility this exceptional home has to offer.

**ENTRANCE PORCH** Double glazed entrance door and windows to front aspect, glazed door to entrance hall.

**ENTRANCE HALL** Textured and covered ceiling, radiator, airing cupboard, loft access.,

**SITTING/DINING ROOM** 19' 6" x 15' (5.94m x 4.57m) Double glazed bay window to front aspect, textured and covered ceiling, radiator, feature fireplace, folding doors to lounge.

**LOUNGE** 23' 4" x 14' 10" (7.11m x 4.52m) Double glazed five pane bifold doors to rear garden, double glazed window to side aspect, two radiators, textured and covered ceiling with inset speakers and ceiling fan, feature fireplace.

**KITCHEN/DINER** 18' 4" x 13' 7" (5.59m x 4.14m) Two double glazed windows to rear aspect, double glazed door to rear garden, textured ceiling with inset speakers, range of fitted base and wall units, double bowl sink unit with mixer tap inset into worktops, Bellini dual fuel range cooker with hood above, space for dishwasher, tiled splashbacks, tiled floor, radiator, glazed stable door to utility room.

**UTILITY ROOM** 11' 10" x 5' 8" (3.61m x 1.73m) Double glazed window to rear aspect, double glazed door to side aspect, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, space for washing machine, boiler, tiled splashbacks, tiled floor, textured ceiling storage cupboard.

**BEDROOM ONE** 20' 5" x 11' 7" (6.22m x 3.53m) < 15' 2" (4.62m) Double glazed window to side aspect, radiator, fitted wardrobes, textured and covered ceiling.

**ENSUITE** Double glazed window to side aspect, smooth ceiling with inset downlighters, extractor, heated towel rail, wash hand basin, close coupled WC, tiled shower cubicle.

**BEDROOM TWO** 14' 5" x 10' (4.39m x 3.05m) Double glazed window to front aspect, radiator, textured ceiling.

**BEDROOM THREE** 10' 3" x 10' (3.12m x 3.05m) Double glazed window to front aspect, radiator, textured ceiling.

**BATHROOM** Double glazed window to side aspect, heated towel rail, smooth ceiling with inset downlighters, extractor, panelled bath with mixer tap and shower attachment, vanity wash hand basin, close coupled WC, tiled shower cubicle, tiled splashbacks.

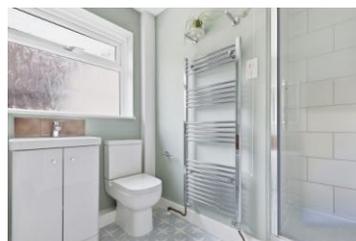
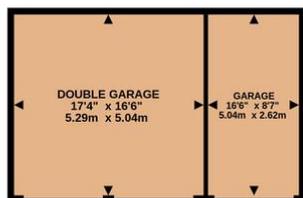
**EXTERIOR** 0.17 Acre Plot South facing rear garden is laid to lawn with two paved patio areas, flower and shrub borders, 12ft x 8ft shed, further smaller shed and wood store to side access, outside tap and power point, shingled driveway for several cars leading from side of property via a five gate from the front.

**TRIPLE GARAGE** Double Garage: 17' 4" x 16' 6" (5.28m x 5.03m) and Single Garage: 16' 6" x 8' 7" (5.03m x 2.62m) Up and over doors, workbench, power and light connected, eaves storage space.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
2197 sq.ft. (204.1 sq.m.) approx.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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