

**CURTIS O'BOYLE**

Sales & Lettings

Wick Road, Burnham-on-Crouch

CMO 8LP





# Wick Road, Burnham-on-Crouch

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£450,000

Occupying a generous plot on the sought-after Wick Road, this exceptional four-bedroom semi-detached chalet-style residence has been comprehensively renovated by the current owners, creating a beautifully appointed family home that perfectly blends contemporary open-plan living with versatile accommodation.

Ideally positioned on the outskirts of the charming riverside town of Burnham-on-Crouch, the property enjoys a peaceful setting while remaining within easy walking distance of the historic High Street, picturesque Quayside and marina, where an excellent selection of independent shops, cafés, restaurants and traditional pubs can be found alongside delightful riverside walks and sailing facilities. Burnham-on-Crouch also benefits from a railway station offering direct services to London Liverpool Street (via Wickford), making it an ideal choice for commuters seeking a balance between town and coastal living.

The property is approached via a substantial driveway providing off-road parking for four vehicles, with gated side access leading to the rear garden.

Stepping inside, a welcoming entrance hall immediately sets the tone for the quality found throughout. To the front of the property are two well-proportioned double bedrooms, offering flexibility for family living or guest accommodation. A useful home office provides an ideal workspace for those working remotely, while a stylishly refitted contemporary family bathroom serves the ground floor.

Moving through the home, the accommodation opens spectacularly into the heart of the property—an impressive extended open-plan kitchen, dining and living space designed with modern family life and entertaining in mind. Flooded with natural light from large windows and full-width bi-folding doors overlooking the garden, this superb room

seamlessly connects the indoor and outdoor spaces. The beautifully fitted kitchen features an extensive range of contemporary units complemented by luxurious Quartz work surfaces, a large central island providing both preparation space and informal seating, together with a selection of integrated appliances. The dining area comfortably accommodates a large family table, while the spacious living area creates a relaxed environment for everyday living.

The bi-fold doors open directly onto the rear garden, creating the perfect setting for summer entertaining and al fresco dining.

The first floor continues to impress with a spacious and light-filled landing leading to two further generous double bedrooms, both offering excellent proportions. Completing the upper floor is a beautifully appointed contemporary shower room finished to a high standard.

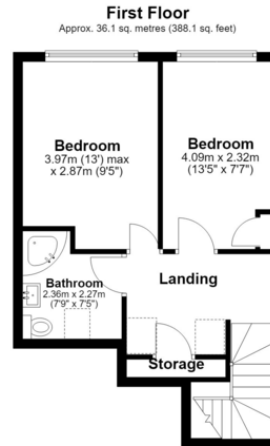
Further benefits include gas-fired central heating, double glazing throughout and tasteful décor that allows a purchaser to move straight in with little or no work required.

Externally, the rear garden offers excellent privacy and practicality, with the rare advantage of rear vehicular access leading to an additional driveway and a substantial detached garage, providing excellent storage, workshop potential or secure parking.

Combining generous living accommodation, high-quality contemporary finishes and an enviable location within walking distance of Burnham-on-Crouch's vibrant town centre and scenic waterfront, this outstanding home presents an exceptional opportunity for families and professionals alike. Early viewing is highly recommended.



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



Total area: approx. 139.9 sq. metres (1506.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.  
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Wick Road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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