



**Grangewood Park Avenue, Burnham-on-Crouch , Essex CM0 8FF**  
**Price £580,000**

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

## STUNNING DETACHED FAMILY HOME SET ACROSS THREE FLOORS IN A HIGHLY SOUGHT-AFTER DEVELOPMENT!

Positioned on the edge of Burnham in one of the area's most desirable modern developments, overlooking a picturesque greensward, this beautifully presented and exceptionally well-maintained detached family home offers spacious, light-filled accommodation across three impressive floors.

The ground floor begins with a welcoming entrance hall leading to a bay-fronted living room, a formal dining room, a convenient cloakroom, and a versatile family room. The heart of the home is the expansive kitchen/breakfast room, complete with integrated appliances and designed for both everyday living and entertaining.

On the first floor, a central landing provides access to four generously sized double bedrooms, a stylish family bathroom, and a convenient Jack & Jill en-suite serving two of the bedrooms—perfect for growing families or guests. The top floor is home to the superbly spacious dual-aspect master suite, featuring a private en-suite bathroom and ample room for a dressing area or study nook.

Outside, the property continues to impress with a mature, well-maintained rear garden—ideal for outdoor dining and family activities. The attractive frontage offers off-road parking for 2-3 vehicles via a block-paved driveway, which also leads to the garage.

Interest in this home is expected to be extremely high—early viewing is strongly recommended to avoid disappointment. Energy Rating B.



## SECOND FLOOR:

### BEDROOM ONE: 27'3 x 17'3 max (8.31m x 5.26m max)

Two double glazed windows to front overlooking greensward, double glazed window to rear, two radiators, built in wardrobe and eaves storage cupboard, staircase down to first floor, door to:-

### EN-SUITE:

Double glazed Velux window to rear, chrome heated towel rail, four piece white suite comprising panelled bath with tiled splash back, pedestal wash hand basin, close coupled WC and fully tiled shower cubicle with sliding glass door and screen, part tiled walls, tiled flooring, extractor fan.

## FIRST FLOOR:

### LANDING:

Two built in storage cupboards, door providing access to staircase which leads up to second floor, staircase down to ground floor, doors to:-

### BEDROOM TWO: 14'7 x 10'1 (4.45m x 3.07m)

Double glazed window to rear, radiator, built in wardrobe, door to:-

### JACK & JILL EN-SUITE:

Obscure double glazed window to rear, radiator, three piece white suite comprising fully tiled shower cubicle with sliding glass door, pedestal wash hand basin and close coupled WC, wall mounted cabinet, part tiled walls, tiled flooring, extractor fan.

### BEDROOM THREE: 11'5 x 10' (3.48m x 3.05m)

Double glazed window to rear, radiator, door to above:-

### BEDROOM FOUR: 9'10 x 8'11 (3.00m x 2.72m)

Double glazed window to front, radiator.

### BEDROOM FIVE: 9'10 x 8'10 (3.00m x 2.69m)

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to front, radiator, three piece white suite comprising panelled bath, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALL:

Part obscure glazed entrance door to front, radiator, staircase to first floor, doors to:-

### LIVING ROOM: 17' x 11'4 (5.18m x 3.45m)

Double glazed bay window to front, radiator.

### DINING ROOM: 11'2 x 9'11 (3.40m x 3.02m)

Double glazed bay window to front, radiator.

### CLOAKROOM:

Radiator, two piece white suite comprising close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, extractor fan.

### KITCHEN/BREAKFAST/FAMILY ROOM: 27'3 x 15'5 (8.31m x 4.70m)

Double glazed window to rear from family room, 2 radiators, tiled flooring, leading/opening to kitchen/breakfast area at rear with double glazed French style doors opening on to rear garden and further double glazed window to rear from kitchen area, extensive range of matching matte finish wall and base mounted storage units and drawers, Quartz work surfaces with inset 1 1/2 bowl single drainer sink unit with drainer grooves to side, built in four ring gas hob with extractor hood over and double oven below, integrated fridge/freezer, dishwasher and washing machine, matching Quartz upstands, under unit and low level plinth lighting, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

Commencing with a large paved porcelain tiled seating area leading to remainder which is mainly laid to lawn with established and mature planted beds to borders, external cold water tap and lighting, path leading to storage area at rear of garage and to a personal door into side of garage, side access gate leading to:-

### FRONTAGE:

Small low maintenance lawned frontage with path to front entrance door, block paved driveway to side providing off road parking for 2/3 vehicles and access to:-

### GARAGE:

Up and over door to front, power and light connected, overhead storage.

### TENURE & COUNCIL TAX:

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

Estate Management Contribution - £350 p.a.

### 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:

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

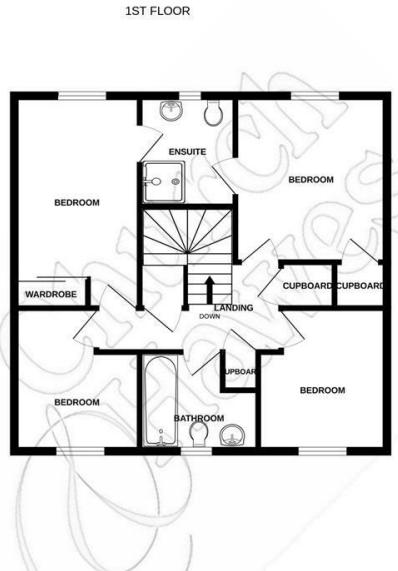
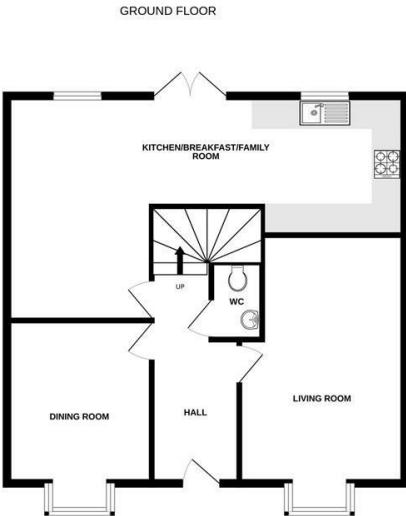
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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 NOTES:

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.







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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