



Benson Close, Burnham-on-Crouch , Essex CM0 8GP  
Price £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*No Onward Chain\*\*** Set along a small, quiet, no through turning of similarly sized properties away from the main road on the ever sought after Corinthian Place development built by Messrs David Wilson Homes on the outskirts of Burnham, is this stylishly improved and wonderfully presented semi-detached family home offering deceptively spacious living accommodation throughout in addition to a stunning rear garden. Living accommodation commences on the ground floor with an inviting entrance hall leading to a fitted kitchen with integrated appliances, cloakroom and wonderfully sized living/dining room at the rear looking down the aforementioned rear garden. The first floor then offers a landing providing access to two generously sized double bedrooms, one of which is complimented by a built in wardrobe and storage cupboard and are both served by an impressive bathroom. Externally, the property enjoys a beautifully landscaped rear garden with storage shed while off road parking is on offer to the side of the property via a block paved driveway. Additional benefits include a gas fired central heating system, double glazed windows and doors and an NHBC structural guarantee. Interest is expected to be high so an early inspection is strongly advised. Energy Rating B.



**FIRST FLOOR:****LANDING:**

Access to loft space, staircase down to ground floor, doors to:

**BEDROOM 1: 12'10 x 8'5 (3.91m x 2.57m )**

Two double glazed windows to rear, radiator, part wooden panelled walls.

**BEDROOM 2: 12'10 x 9'7 (3.91m x 2.92m )**

Two double glazed windows to front, radiator, built in sliding door wardrobes and further built in storage cupboard.

**BATHROOM:**

Heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled wc and pedestal wash hand basin with tiled splashback and wall mounted cabinet over, part tiled walls, tiled floor, extractor fan.

**GROUND FLOOR:****ENTRANCE HALLWAY:**

Composite entrance door to front, radiator, staircase to first floor, wood effect floor, doors to:

**CLOAKROOM:**

Obscure double glazed window to side, radiator, 2 piece white suite comprising corner pedestal wash hand basin with tiled splashback and close coupled wc, tiled floor, extractor fan.

**KITCHEN: 10'1 x 5'10 (3.07m x 1.78m )**

Double glazed window to front, extensive range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer stainless steel sink unit, built in 4-ring electric hob with extractor hood over and oven below, integrated fridge/freezer, washing machine and dishwasher, matching upstands, under unit lighting, wood effect floor.

**LIVING/DINING ROOM: 14'4 x 12'10 (4.37m x 3.91m )**

Double glazed French style doors opening onto rear

garden with double glazed windows either side, radiator, built in storage cupboard, continuation of wood effect floor, inset downlights.

**EXTERIOR:****REAR GARDEN:**

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with path leading to timber storage shed at rear, exterior cold water tap, side access gate leading to:

**FRONTAGE:**

Block paved driveway providing off road parking for 2/3 vehicles, side access gate to rear garden.

**TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band C. The estate management fee for this property is approximately £250 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.

**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.

**MONEY LAUNDERING & REFERRALS:**

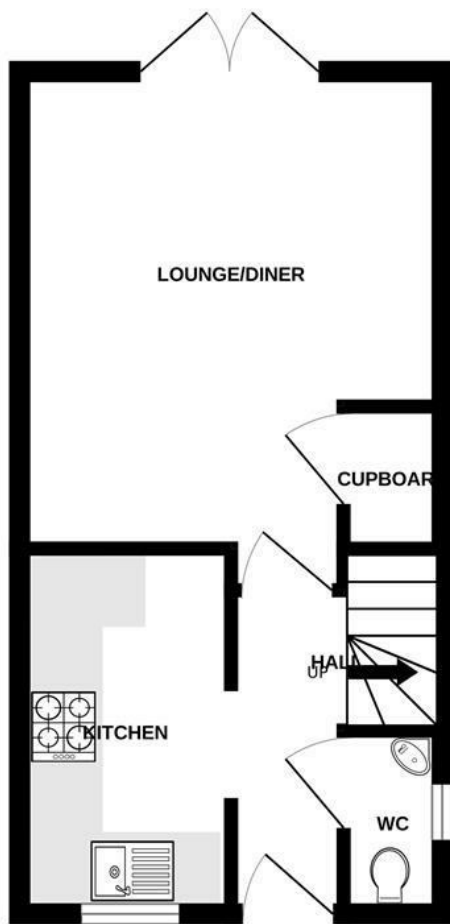
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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.

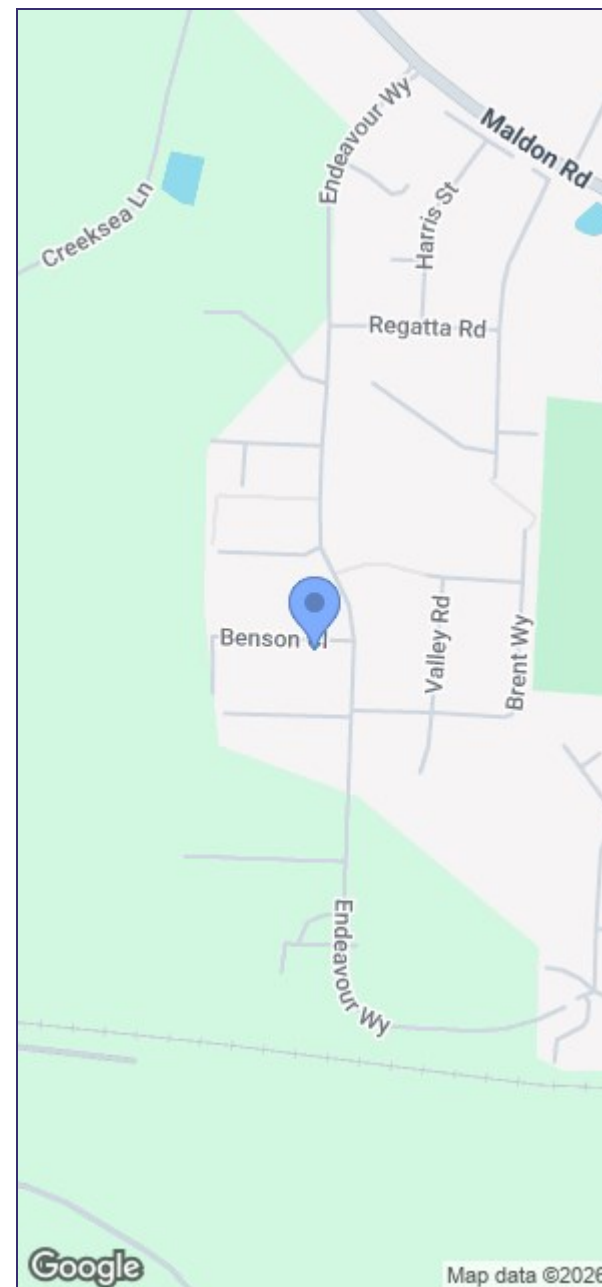
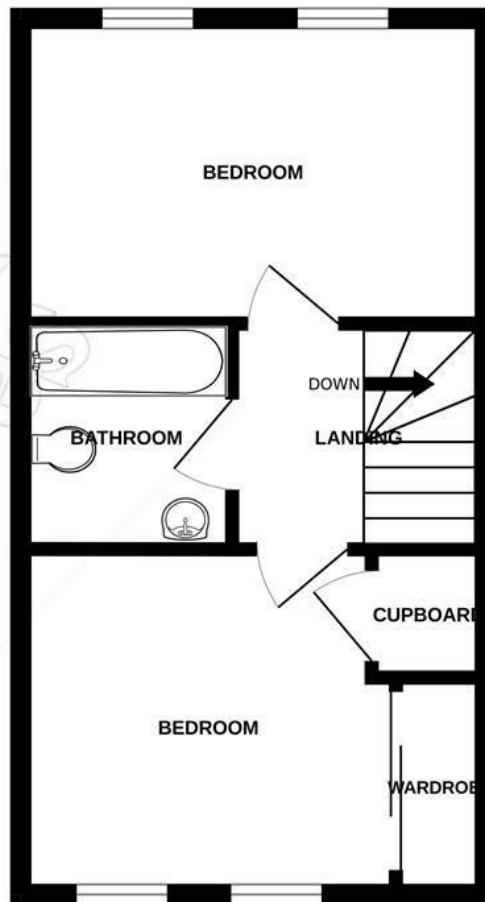




GROUND FLOOR



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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