



Drewry Street, Burnham-on-Crouch , Essex CM0 8RT
Offers in excess of £495,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Impeccably presented and maintained by the current owner both inside and out is this stunning four bedroom detached modern property which is a little over 12 months old and therefore still benefiting from having approximately 9 years on its NHBC guarantee (12 months remaining from the developer guarantee).

Located on the fringes of Burnham-on-Crouch, yet within a short walk to Burnham's amenities such as both primary and secondary schools, doctors surgery, Post Office, and railway station with a journey time to London Liverpool Street of 1 hour and 10 minutes.

The property itself boasts spacious and well proportioned accommodation including the aforementioned four double bedroom with master en suite and family bathroom, there is a generous landing whilst the ground floor offers an entrance hallway, cloakroom, living room, dining room, study and open plan kitchen/breakfast room with utility cupboard. Externally there is driveway parking and a single garage and a private rear garden. Viewing comes highly advised to fully appreciate the size and standard of accommodation on offer.

EPC Rating: B.



FIRST FLOOR:**LANDING:****BEDROOM 1:** 17'7 x 9'9 (5.36m x 2.97m)**EN-SUITE SHOWER ROOM:****BEDROOM 2:** 12'7 x 9'6 (3.84m x 2.90m)**BEDROOM 3:** 10'6 x 10'4 (3.20m x 3.15m)**BEDROOM 4:** 9'2 x 8'10 (2.79m x 2.69m)**FAMILY BATHROOM:****GROUND FLOOR:****ENTRANCE HALLWAY:****DINING ROOM:** 11' x 8'9 (3.35m x 2.67m)**STUDY:** 8'7 x 7'1 (2.62m x 2.16m)**WC:****KITCHEN/BREAKFAST ROOM:** 18'4 x 12'8 (5.59m x 3.86m)**LOUNGE:** 17'7 x 12'1 (5.36m x 3.68m)**EXTERIOR:****REAR GARDEN:**

Commencing with a paved patio seating area and path to rear, remainder is mainly laid to law.

FRONTAGE:

Low maintenance frontage with driveway parking to side and access to:

SINGLE GARAGE:

Up and over door to front.

TENURE & COUNCIL TAX BAND:

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

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.

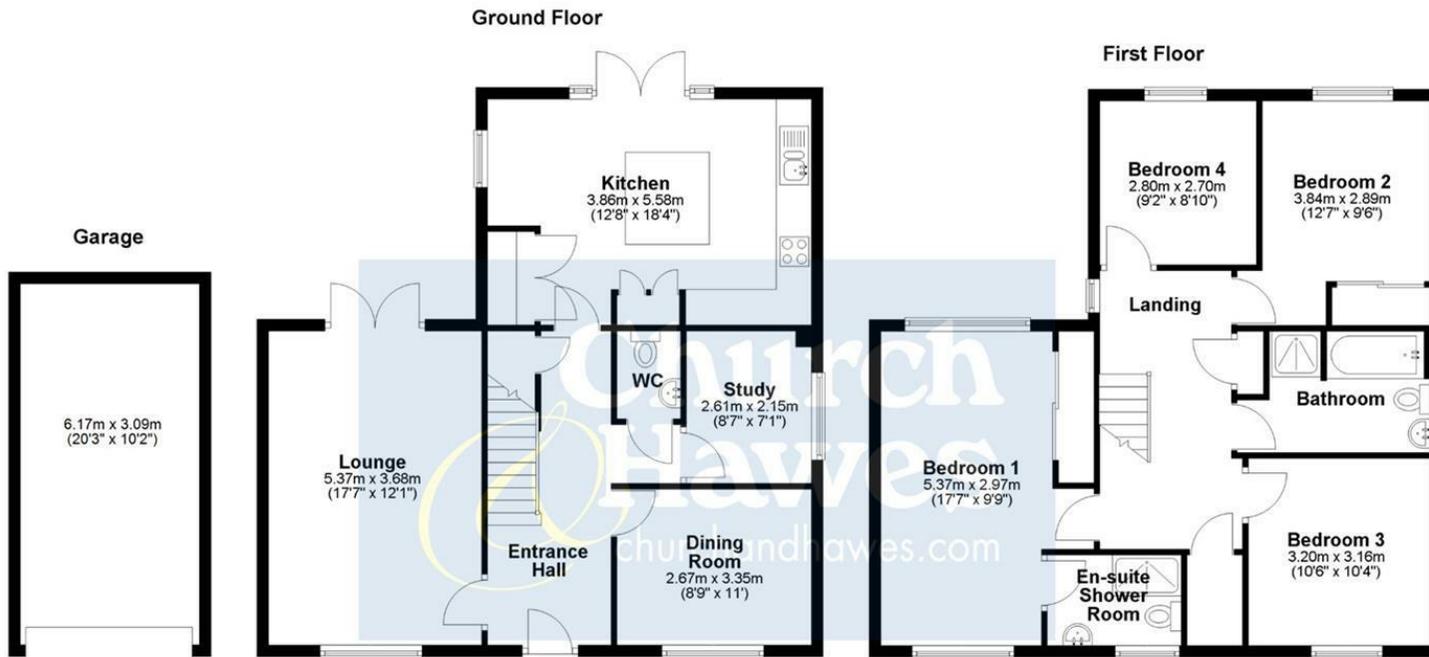
BURNHAM-ON-CROUCH:

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.







APPROX INTERNAL FLOOR AREA
146 SQ M 1575 SQ FT
(EXCLUDING GARAGE)

This plan is for layout guidance only and is **NOT TO SCALE**.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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