



Essex Road, Burnham-On-Crouch , Essex CM0 8EQ
Price £425,000

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

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Spacious Victorian Four-Bedroom Semi-Detached Home in Prime Location

Ideally situated within easy reach of the high street, shops, restaurants, riverfront, yacht clubs, and the railway station with direct links to London Liverpool Street, this charming Victorian semi-detached home offers generous living space and a wealth of original features.

Arranged over three floors, the property begins with a welcoming storm porch leading into an entrance hallway. The ground floor boasts a spacious lounge, a large dining room, a well-proportioned kitchen, a cloakroom/WC, and a conservatory/lean-to—perfect for additional living or entertaining space.

On the first floor, you'll find a substantial principal bedroom, a family bathroom, and two further double bedrooms. Stairs lead up to the third floor, where an impressive fourth bedroom features large Velux windows and useful recessed areas on either side, creating a bright and versatile space.

Externally, the property offers a generous rear garden designed for entertaining and relaxation, along with a charming front garden enclosed by hedging, wrought iron railings and a slate border.

It is also worth noting that the property is within the catchment area for a primary school ranked 'outstanding' (subject to availability).



SECOND FLOOR:**BEDROOM 2:** 14'8 x 13'9 (4.47m x 4.19m)**FIRST FLOOR:****LANDING:****BEDROOM 1:** 15'4 x 12'11 (4.67m x 3.94m)**BEDROOM 3:** 12'5 x 10' (3.78m x 3.05m)**BEDROOM 4:** 12'9 x 9'4 (3.89m x 2.84m)**BATHROOM:****GROUND FLOOR:****ENTRANCE HALLWAY:****LOUNGE:** 12'10 x 12'2 (3.91m x 3.71m)**DINING ROOM:** 12'9 x 12'2 (3.89m x 3.71m)**REAR LOBBY:****CLOAKROOM:****KITCHEN:** 14'7 x 10' (4.45m x 3.05m)**CONSERVATORY:** 10' x 9'3 (3.05m x 2.82m)**EXTERIOR:****ATTRACTIVE REAR GARDEN:****TENURE & COUNCIL TAX BAND:**

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

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 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. **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.



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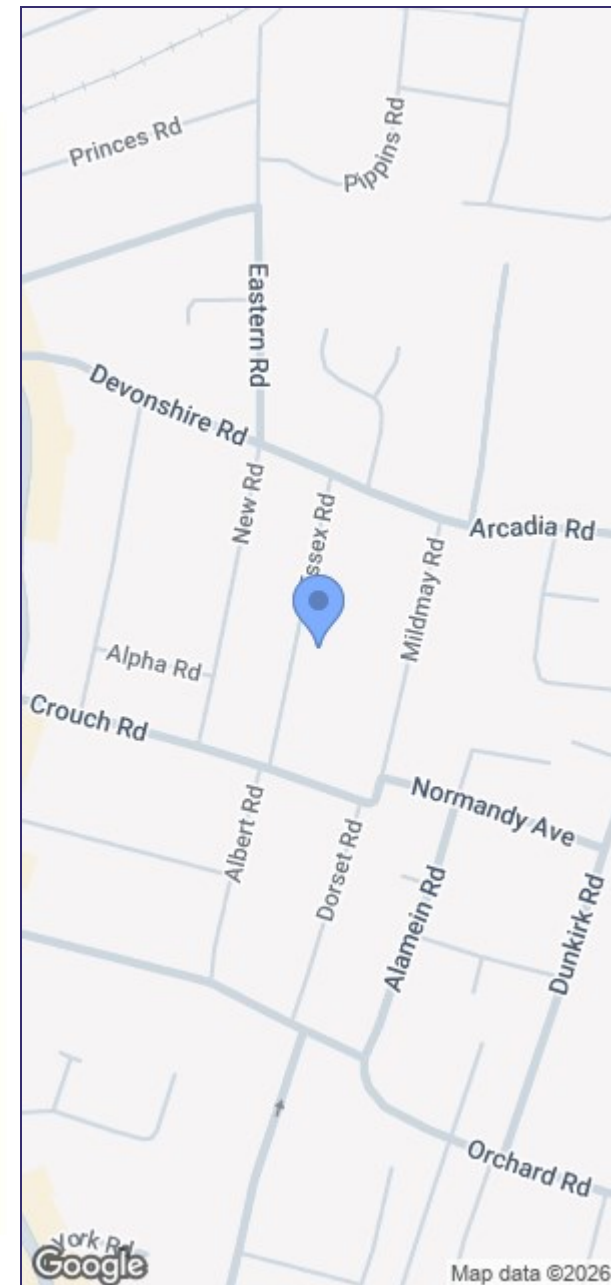
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APPROX INTERNAL FLOOR AREA
TOTAL 137 SQ M 1480 SQ FT
 This plan is for layout guidance only and is **NOT TO SCALE**
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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