



**Church
Hawes**
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For Sale
01621 782652

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Fernlea Road, Burnham-on-Crouch , Essex CM0 8EX
Price £490,000

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

Charming Detached Chalet Bungalow in Prime Central Burnham Location!

Positioned along one of Burnham-on-Crouch's most sought-after central turnings, this attractive detached chalet-style bungalow offers a rare blend of convenience, charm, and potential. Just a short stroll from the High Street, shops, restaurants, yacht clubs, the picturesque country park, and quayside, the property enjoys a truly enviable location.

The spacious and versatile accommodation begins with a welcoming entrance hall leading to two bay-fronted double bedrooms, a bright living room with an adjoining sitting/study area, a stylish refitted shower room, and a separate dining room that opens into an impressive kitchen/breakfast room at the rear of the home. Upstairs, a small landing provides access to a dual-aspect double bedroom, WC, and built-in wardrobe—ideal for guests or family.

Outside, the generous landscaped rear garden extends approximately 50ft, beautifully planted with mature borders and fruit trees. The low-maintenance front garden and substantial side driveway provide excellent kerb appeal and extensive off-road parking, leading to a detached garage with an electric door. Homes in this favoured location are rarely available and highly sought-after—early viewing is strongly recommended. Energy Rating E.



FIRST FLOOR:

LANDING:

Built in wardrobe, staircase down to ground floor, doors to:

BEDROOM: 16'3 > 13'10 x 8'1 (4.95m > 4.22m x 2.46m)

Dual aspect room with double glazed windows to front and rear, radiator, built in eaves storage cupboard.

WC:

Two piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback.

GROUND FLOOR:

ENTRANCE HALLWAY:

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

BEDROOM: 12'8 > 11'3 x 10'11 (3.86m > 3.43m x 3.33m)

Double glazed bay window to front, radiator.

BEDROOM/DRESSING ROOM: 10'4 > 8'11 x 9'1 (3.15m > 2.72m x 2.77m)

Double glazed bay window to front, radiator.

SHOWER ROOM:

Obscure double glazed window to side, radiator with heated towel rail attached, 3 piece suite comprising fully tiled walk-in shower with glass screen, pedestal wash hand basin and close coupled wc, wall mounted cabinet, tiled walls and floor, extractor fan.

LIVING ROOM: 13'5 x 12'5 (4.09m x 3.78m)

Double glazed window to side, radiator, fireplace with display mantle over, open to:

SITTING/STUDY AREA: 12'2 > 10'7 x 5'11 (3.71m > 3.23m x 1.80m)

Double glazed sliding patio door opening onto rear garden, radiator.

DINING ROOM: 12'5 x 8'11 (3.78m x 2.72m)

Two double glazed window to side, radiator, wall mounted gas fire, open to:

KITCHEN: 13'10 x 12'2 (4.22m x 3.71m)

Double glazed entrance door to side, double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with glass extractor hood over and oven below, space and plumbing for washing machine, tumble dryer, dishwasher and fridge/freezer, matching breakfast island unit, part tiled walls, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area with steps leading up to remainder which is predominantly laid to lawn with attractive planted and shingled borders, timber storage shed, exterior cold water tap, side access gate leading to:

FRONTAGE:

Low maintenance frontage which is mainly shingled, to the side of the property is a driveway providing extensive off road parking and access to:

DETACHED GARAGE:

Electric up and over door to front, power and light connected.

TENURE & COUNCIL TAX BAND:

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

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 REGULATIONS & 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.

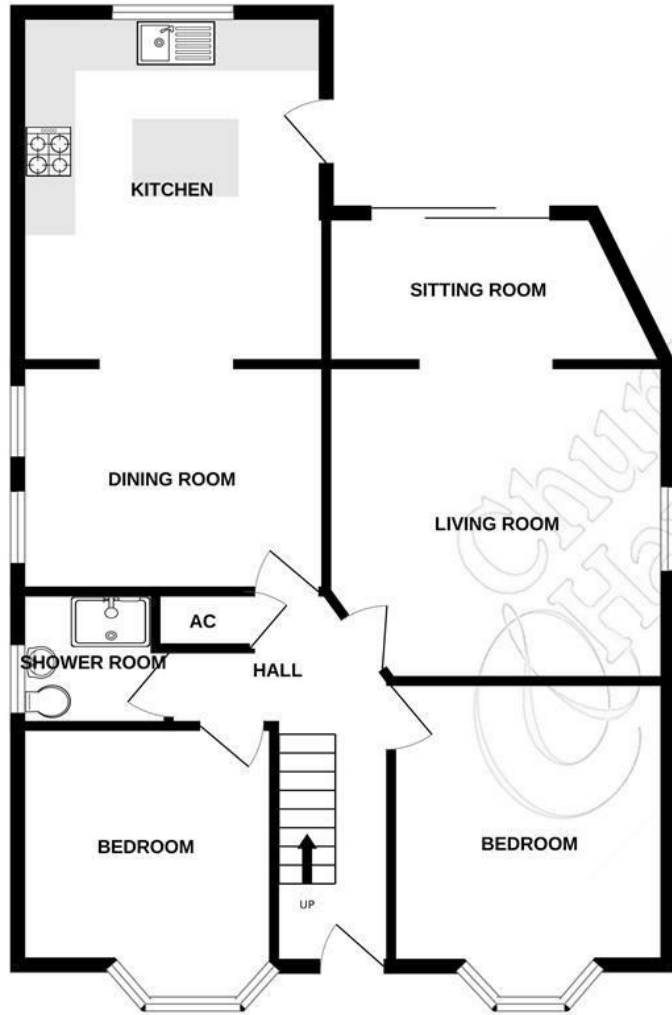
BURNHAM-ON-CROUCH:

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.

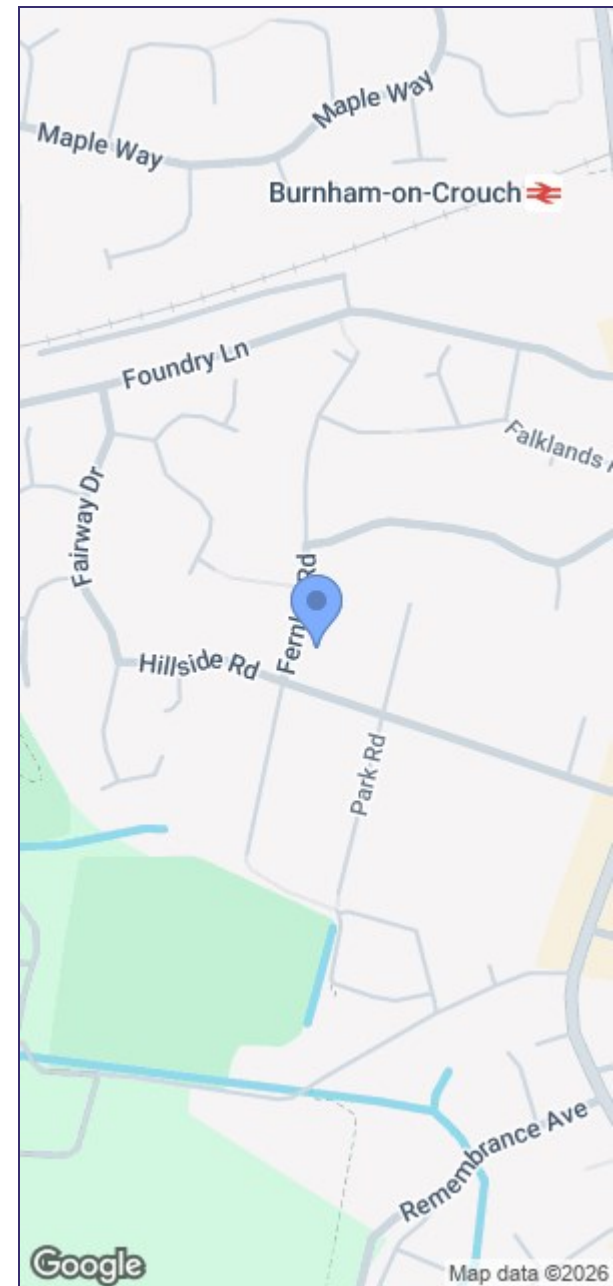
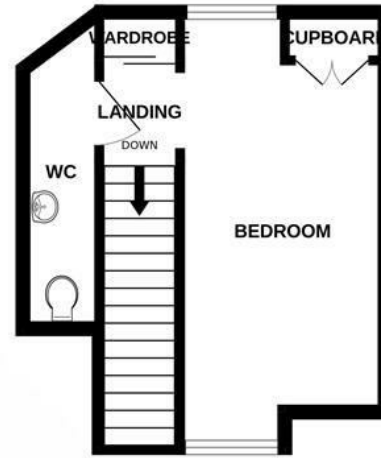




GROUND FLOOR



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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