



Church  
& Hawes

Pond View, Burnham-On-Crouch , CM0 8FH  
Guide price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £400,000 TO £425,000\*\*** Situated in a prime corner position within a peaceful cul-de-sac on one of the area's most sought-after modern developments, this beautifully presented and impeccably maintained detached family home enjoys attractive views over playing fields to the rear.

One of the property's most appealing features is its enviably quiet setting, while still being just a short walk from the centre of Burnham and a wide range of local amenities. These include highly regarded schools, a doctors' surgery, post office, and a selection of pubs, shops, and restaurants. The scenic banks of the River Crouch are also close by, offering delightful countryside walks.

The light, airy, and spacious accommodation begins with an inviting entrance hall, leading to a comfortable living room, cloakroom, and an impressive kitchen/diner — ideal for modern family living and entertaining. The kitchen is complemented by a separate utility room for added convenience.

Upstairs, a generous landing provides access to a contemporary family bathroom and three double bedrooms. The principal bedroom benefits from a refitted, luxurious en-suite shower room, while the remaining two bedrooms enjoy attractive views across the playing fields.

Externally, the property boasts a well-maintained and generously sized rear garden. To the front, a block-paved driveway provides extensive off-road parking for two to three vehicles and includes an EV charging point.

Further enhancing the home's appeal are the installed solar panels, contributing to excellent energy efficiency (see agent's note). An early viewing comes strongly advised. Energy Rating B.



## FIRST FLOOR:

### LANDING:

Double glazed window to side, large built in storage cupboard, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 11'1 x 10'5 (3.38m x 3.18m )

Double glazed window to front with fitted white shutters, radiator, built in wardrobe, door to:

### EN-SUITE:

Obscure double glazed window to front, radiator, 3 piece white suite comprising fully tiled walk-in shower with both handheld and overhead shower heads and glass screen, close coupled wc and wash hand basin set on vanity unit with storage below and cabinet over, tiled floor, extractor fan.

### BEDROOM 2: 9'6 x 6'10 + wardrobes (2.90m x 2.08m + wardrobes )

Double glazed window to rear with fitted white shutters, radiator, range of built in wardrobes.

### BEDROOM 3: 9'6 x 8'1 (2.90m x 2.46m )

Double glazed window to rear with fitted white shutters, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin with tiled splashback and close coupled wc, part tiled walls, tiled floor, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure glazed composite entrance door to front, obscure double glazed window to side, radiator, staircase to first floor, wood effect floor, doors to:

### LIVING ROOM: 12'11 x 12'2 (3.94m x 3.71m )

Double glazed window to front with fitted white shutters, radiator, electric flame effect fire with display mantle over.

### CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, tiled floor, extractor fan.

### KITCHEN/DINER: 17'7 x 9'3 (5.36m x 2.82m )

Double glazed French style doors opening onto rear garden, double glazed window to rear with fitted white shutters, 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 gas hob with extractor over and double oven below, space and plumbing for fridge/freezer and dishwasher, tiled splashbacks, wood effect floor, door to:

### UTILITY: 5'8 x 5'4 (1.73m x 1.63m )

Double glazed entrance door to side, radiator, roll edged work surfaces with space and plumbing below for washing machine and tumble dryer, wall mounted storage units, gas boiler, built in storage cupboard, wood effect floor, extractor fan.

### EXTERIOR:

#### REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with raised beds and borders and further raised decked seating area to corner, timber storage shed, exterior cold water tap, side access gate to:

#### FRONTAGE:

Block paved driveway to side of property providing parking for 2/3 vehicles with EV charging point, remainder of frontage is paved and shingled, side access gate to rear garden.

#### AGENTS NOTE - SOLAR PANELS:

The system was installed in early 2023 by Greenscape Energy and comprises of 12 x 415-watt solar panels. It also features a three-battery storage system located in the loft, enabling surplus electricity generated during the day to be stored for use overnight or exported back to the grid. This significantly reduces monthly energy costs. The property is frequently able to operate entirely off-grid,

and the system integrates intelligently with the EV charger, allowing vehicles to be charged directly using self-generated solar energy.

#### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band D. The Vendor has advised the Estate Management Charge paid annually in January is £414.37.

#### 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.



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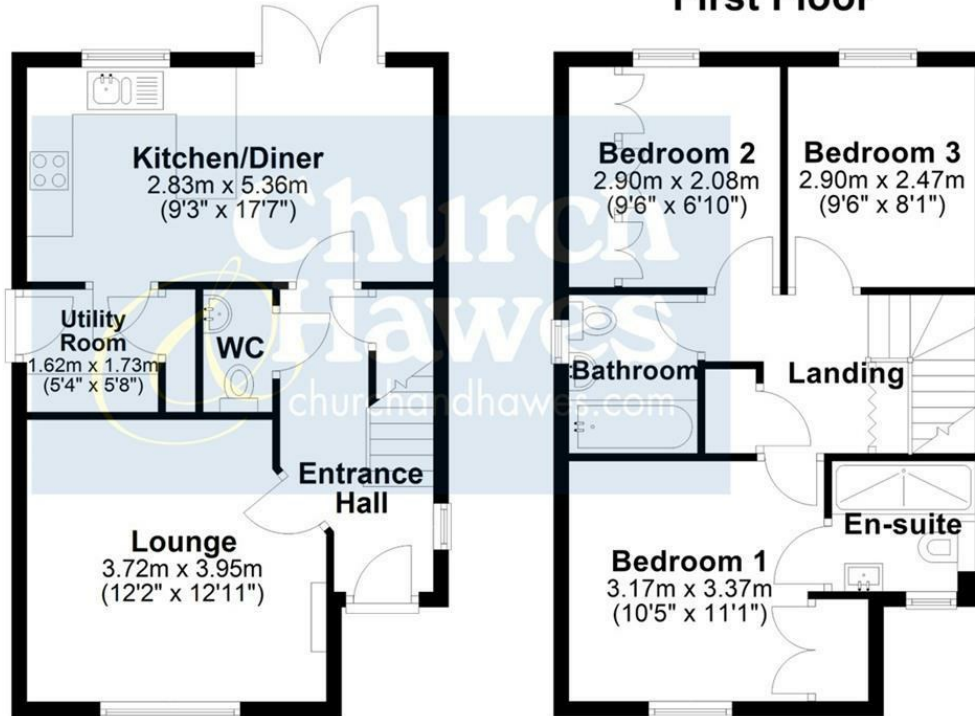
**APPROX INTERNAL FLOOR AREA  
TOTAL 85 SQ M 920 SQ FT**

This plan is for layout guidance only and is  
**NOT TO SCALE**

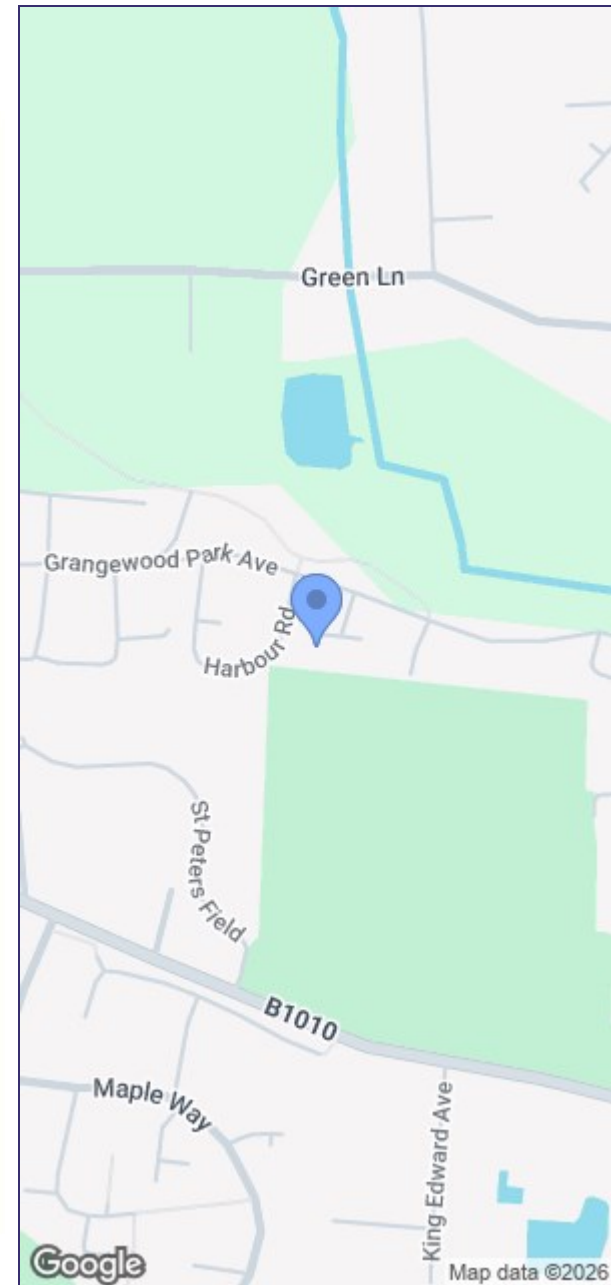
Whilst every care is taken in the preparation  
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## Ground Floor

## First Floor



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