

Winstree Road, Burnham-On-Crouch , CM0 8ET

Price £350,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN – Ideally positioned towards the end of one of Burnham's most favoured central turnings, this spacious and extended family home offers well-proportioned accommodation in a convenient and sought-after location. The property is within easy reach of a wide range of local amenities, including the mainline railway station with links into London, supermarket, doctors' surgery, post office and other everyday facilities.

While the property would benefit from some internal cosmetic modernisation, it offers excellent potential for a purchaser to update and personalise the accommodation to their own taste. Further benefits include gas-fired central heating and double-glazed windows and doors.

The deceptively spacious ground floor comprises an entrance porch leading into an impressive 21' dual-aspect living room, together with a kitchen, separate dining room and conservatory overlooking the rear garden. To the first floor, there are three light and airy double bedrooms, served by a family bathroom.

Outside, the property enjoys an approximately 50' south-facing rear garden, providing a good-sized private outdoor space. To the front, there is off-road parking for multiple vehicles, together with access to a garage.

Offering generous accommodation, excellent potential and a convenient central location, properties of this nature are rarely available and early viewing is strongly advised. Energy Rating: E.







FIRST FLOOR:

LANDING:
Access to loft space, airing cupboard housing hot water cylinder, doors to:

BEDROOM 1: 14'7 x 8' (4.45m x 2.44m)
Built-in wardrobe.

BEDROOM 2: 11'8 x 8'10 (3.56m x 2.69m)
Built-in wardrobe.

BEDROOM 3: 12'1 x 6'11 (3.68m x 2.11m)

FAMILY BATHROOM:
Three piece white suite comprising bath, wash hand basin and wc.

GROUND FLOOR:

ENTRANCE PORCH:
Leading to:

LIVING ROOM: 21'11 x 12'3 (6.68m x 3.73m)
Dual aspect room with gas fire, leading to:

KITCHEN: 10' x 7'11 (3.05m x 2.41m)
Open to:

DINING ROOM: 10'6 x 9'7 (3.20m x 2.92m)
Leading to:

CONSERVATORY: 11' x 9'7 (3.35m x 2.92m)

EXTERIOR:

REAR GARDEN:
Fenced rear garden.

FRONTAGE:
Driveway parking and access to garage.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band C.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.





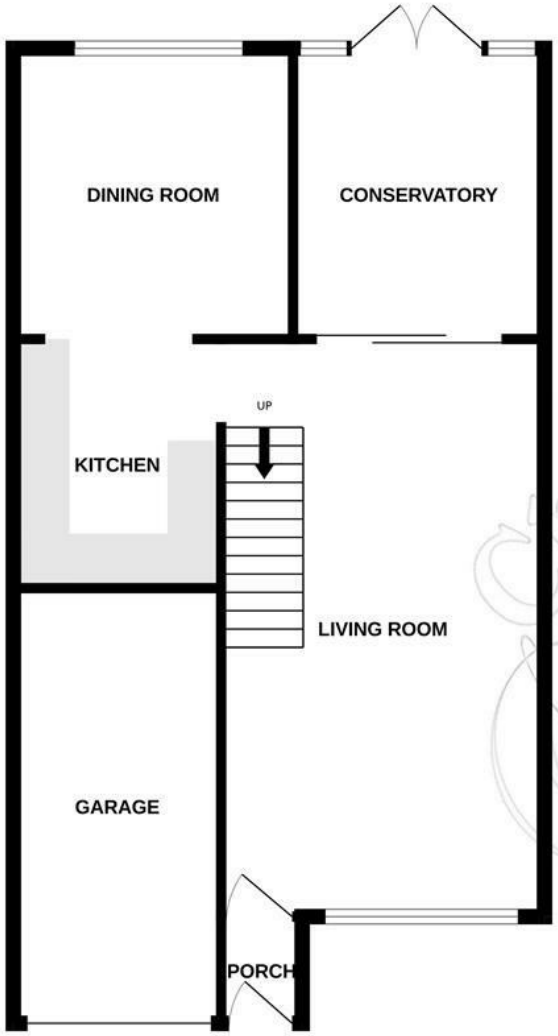




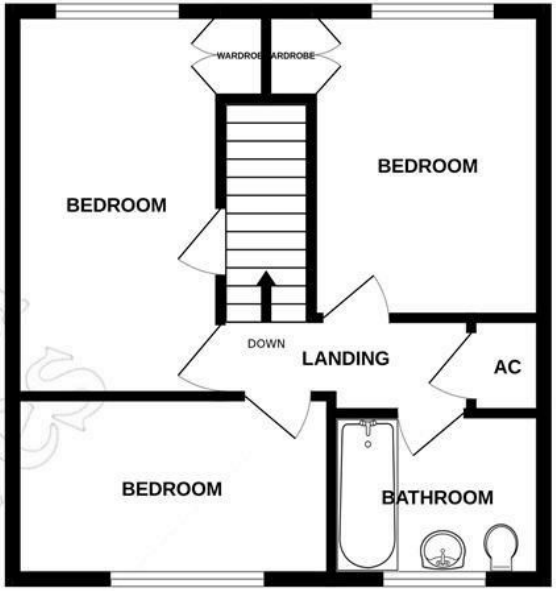


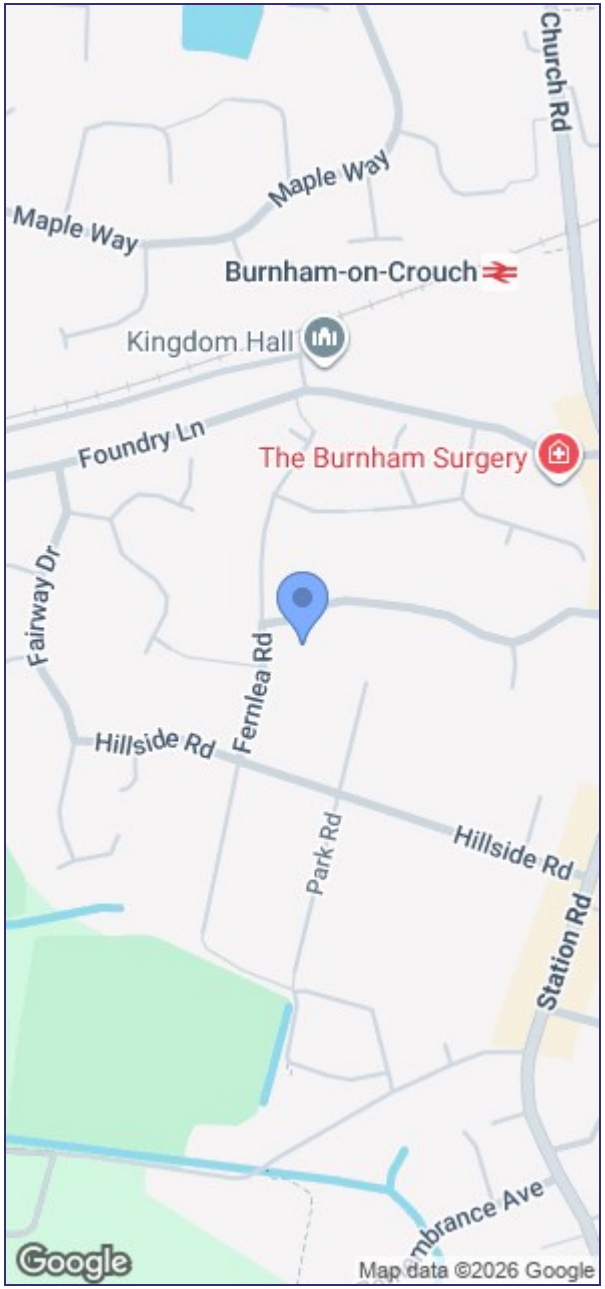

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GROUND FLOOR



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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