



Ash Grove, Burnham-on-Crouch , Essex CM0 8DP
Guide price £300,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****GUIDE PRICE £300,000 - £325,000**NO ONWARD CHAIN**** Occupying an enviable position close to an attractive greensward within a quiet cul-de-sac in the heart of one of Burnham's most sought after developments, is this well presented semi-detached bungalow offering deceptively spacious living accommodation throughout. Living space commences with an inviting entrance hall leading to two double bedrooms, one of which is complimented by built-in wardrobes, a refitted shower room, kitchen and living/dining room opening to an attractive rear garden. In addition, off road parking is on offer down the side of the bungalow for several vehicles and also provides access to a garage with electric roller door. The property is located on one of Burnham's most sought after developments boasting convenient access to local shops, doctor's surgery and railway station. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.



ENTRANCE HALLWAY:

Part obscure double glazed composite entrance door to side, radiator, access to loft space, doors to:

BEDROOM 1: 14'7 inc wardrobe x 10'11 (4.45m inc wardrobe x 3.33m)

Double glazed window to front, radiator, built in wardrobes and storage cupboard.

BEDROOM 2: 8'8 x 8'4 (2.64m x 2.54m)

Double glazed window to front, radiator, wall mounted storage units.

SHOWER ROOM:

Obscure double glazed window to side, electric heater, 3 piece white suite comprising walk-in shower with screen and sheet tiled, close coupled wc and wall mounted wash hand basin with storage cupboard below, part tiled walls, extractor fan.

KITCHEN: 11'1 > 8'6 x 8'3 (3.38m > 2.59m x 2.51m)

Double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, granite work surfaces with inset circular sink unit with drainer grooves to side, water softener and separate drinking water tap, built in 4-ring ceramic hob with extractor over, built in eye level double oven, integrated dish-washer, recess for fridge/freezer, space and plumbing for washing machine, part tiled walls, tiled floor.

LIVING/DINING ROOM: 15'2 x 11' (4.62m x 3.35m)

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

EXTERIOR:**REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with an array of mature and attractive shrubs and flowers planted throughout. Side access gate leading to:

FRONTAGE:

Mainly laid to lawn with planted beds to border, block paved driveway providing extensive off road parking and access to:

GARAGE: 16'6 x 8'2 (5.03m x 2.49m)

Electric roller door to front, power and light connected.

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.

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.







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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