



Brickwall Close, Burnham-on-Crouch , Essex CM0 8HB  
Guide price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £400,000 TO £425,000\*\***

Available with NO ONWARD CHAIN. Stylishly improved property with stunning 64' rear garden on favoured central turning within walking distance of local amenities including the historic High Street, an array of pubs and restaurants, quayside and Burnham's railway station with direct links into London Liverpool Street. Deceptive and well presented living accommodation throughout commences on the ground floor with a light and airy entrance hall leading to a cloakroom, dual aspect living/dining room and stunning refitted kitchen with integrated appliances and an adjoining garden room. The first floor then offers a landing leading to three bedrooms (one double and two singles) while externally, the property enjoys a quite beautiful and well kept 64' rear garden with storage shed and cabin ideal for use as a home office, games room or gym, while the frontage provides extensive off road parking for multiple vehicles and access into a further storage room at the side which was previously a carport for the property. Properties in this turning generally experience high demand so an early viewing is strongly advised to avoid missing out. Energy Rating D.



## FIRST FLOOR:

### LANDING:

Double glazed window to side, radiator, access to loft space, staircase down to ground floor, doors to:-

### BEDROOM ONE: 12'7" > 9'6" x 11'4" (3.84m > 2.90m x 3.45m)

Double glazed windows to front and side, radiator (some restricted head room).

### BEDROOM TWO: 12'9" > 9'3" x 8'1" (3.89m > 2.82m x 2.46m)

Double glazed window to rear, radiator.

### BEDROOM THREE: 8'0" > 6'9" x 7'9" (2.44m > 2.06m x 2.36m)

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, four piece white suite comprising fully tiled corner shower cubicle, panelled bath, WC with concealed cistern and wash hand basin set on vanity unit with storage cupboards below, tiled walls and floor, inset downlights.

## GROUND FLOOR:

### ENTRANCE HALL: 9'1" x 7'0" (2.77m x 2.13m)

Obscure double glazed entrance door and matching window to front, radiator, staircase to first floor, tiled floor, arch opening to kitchen, door to:-

### LIVING/DINING ROOM: 20'11" x 12'8" (6.38m x 3.86m)

Dual aspect room with double glazed window to front and double glazed French style doors opening on to rear garden with matching windows either side, radiator, brick fireplace with inset log burner, door to:-

### KITCHEN: 9'10" x 9'0" (3.00m x 2.74m)

Double glazed window to rear, obscure double glazed window and door to side providing access to and from garden room, extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring gas hob with extractor hood

over, built in eye level double oven, integrated fridge/freezer, dishwasher and washing machine, matching wall mounted cupboard housing combination boiler, part tiled walls, continuation of tiled floor from entrance hall, inset down lights.

### CLOAKROOM:

Obscure double glazed window to side, two piece white suite comprising comprising close coupled WC and wall mounted corner wash hand basin with tiled splash back, continuation of tiled floor, inset downlight.

### GARDEN ROOM:

Obscure double glazed entrance door and window to rear, roll edge work surface with storage cupboards below, wood effect flooring, door to store room.

## EXTERIOR:

### REAR GARDEN: approx 64' (approx 19.51m)

Well kept rear garden commencing with a generously sized paved patio seating area leading to remainder which is mainly laid to lawn with attractively planted beds to borders, timber storage sheds and a matching central path leading to a cabin with power and light connected and is fully insulated, making for an ideal home office, games room or gym, side access path and gate leading to:-

### FRONTAGE:

Driveway providing off road parking for several vehicles, side access gate leading to rear garden, obscure double glazed door to:-

### STORE ROOM:

Obscure double glazed entrance door to front, door to garden room.

### TENURE & COUNCIL TAX:

The property is being sold freehold and is council 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 & REFERRALS:

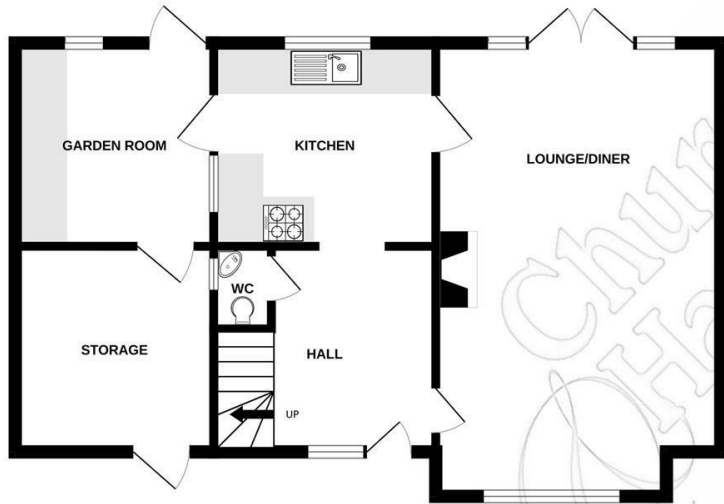
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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.





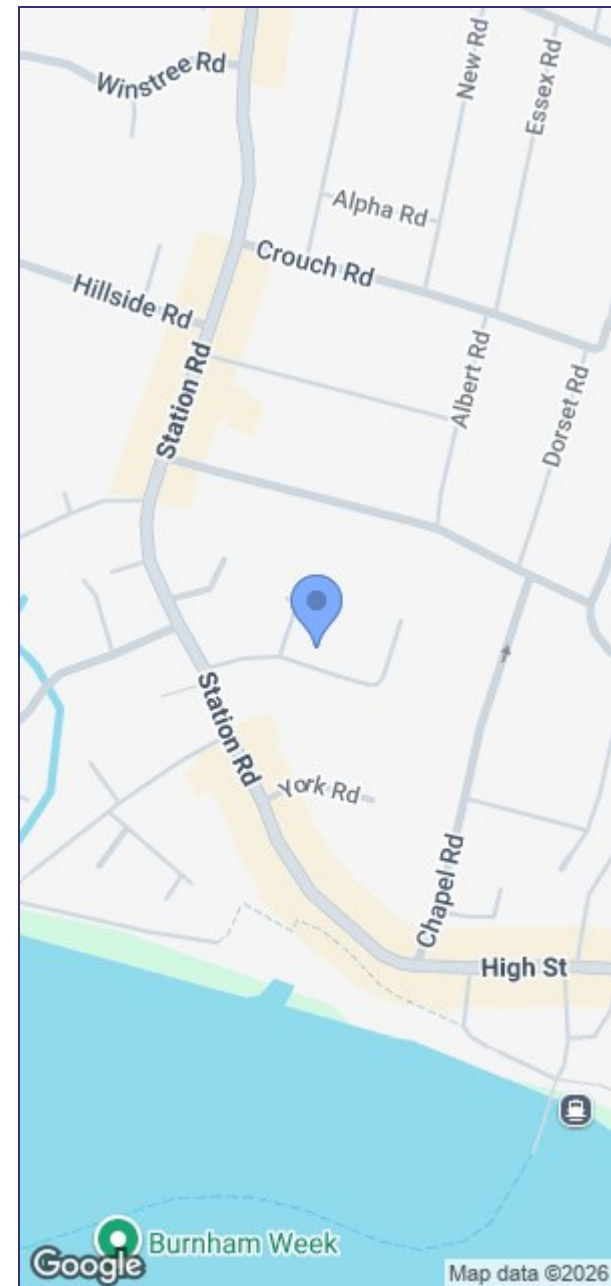
GROUND FLOOR



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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