



Roman Way, Burnham-On-Crouch , CM0 8UE
Price guide £500,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £500,000 - £525,000. Favourably located within a small development of just detached executive homes. The impressive accommodation includes four double bedrooms with TWO en suite shower rooms to the master and guest bedroom, family bathroom, landing, entrance hallway, cloakroom, study, living room and an open plan kitchen/breakfast room with separate dining room and conservatory which backs on to the rear garden. Externally the property sits on a comfortable plot boasting driveway parking for numerous vehicles, detached double garage and a well maintained southerly facing rear garden. Other benefits include double glazed windows and majority of doors. Early viewing is highly advised to appreciate the size and also potential on offer Approximately 1/4 mile away is Burnham's railway station where there is a direct rail link for commuters into London's Liverpool Street Station. Council Tax Band E. Energy Efficiency Rating: D.



FIRST FLOOR:**LANDING:**

Airing cupboard, stairs to ground floor, doors to:

BEDROOM 1: 15'7 x 12' (4.75m x 3.66m)

Double glazed window to front, radiator, fitted wardrobes, door to:

EN-SUITE SHOWER ROOM:**BEDROOM 2: 10'10 x 9'3 (3.30m x 2.82m)**

Double glazed window to rear, radiator, fitted wardrobes, door to:

EN-SUITE SHOWER ROOM:**BEDROOM 3: 13'1 x 10'8 max (3.99m x 3.25m max)**

Double glazed window to front, radiator, fitted wardrobe.

BEDROOM 4: 10'10 x 8'1 (3.30m x 2.46m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Three piece white suite comprising panelled bath, wc and pedestal wash hand basin.

GROUND FLOOR:**ENTRANCE HALL:**

Entrance door to front, stairs to first floor, doors to:

STUDY: 12'3 x 8'5 (3.73m x 2.57m)

Double glazed window to front, radiator.

CLOAKROOM:

Obscure double glazed window to side, radiator, two piece white suite comprising wc and wash hand basin, cloakroom.

KITCHEN/BREAKFAST ROOM: 10'10 x 9' (3.30m x 2.74m)

Kitchen Area 10'10 x 9'

Breakfast Area 10'10 x 7'7

A spacious kitchen/breakfast room with two double glazed windows to rear and door to side. Range of fitted wall and base mounted storage units, laminate work surfaces, fitted eye level double oven, door to:

DINING ROOM: 10'10 x 9'10 (3.30m x 3.00m)

Glazed double doors to Living Room and to Conservatory, radiator.

CONSERVATORY: 9'10 x 8'10 (3.00m x 2.69m)

Brick built base, double glazed door to rear garden and double glazed windows to all sides.

LIVING ROOM: 20'5 x 12'1 (6.22m x 3.68m)

Double glazed window to front, double doors to dining room, radiator, feature fire place.

EXTERIOR:**FRONTAGE:**

Attractive lawned frontage with block paved driveway to side providing off road parking and access to:

DETACHED DOUBLE GARAGE:**REAR GARDEN:**

Commencing with a decked seating area, leading to shingled and paved area with planted borders and lawned area with mature planting.

TENURE & COUNCIL TAX BAND:

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

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.

BURNHAM-ON-CROUCH:

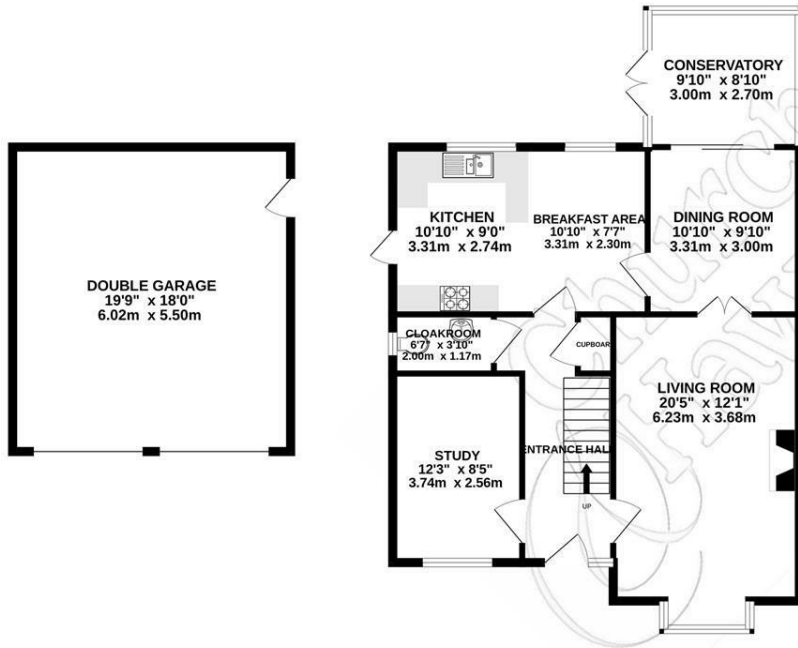
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre

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.

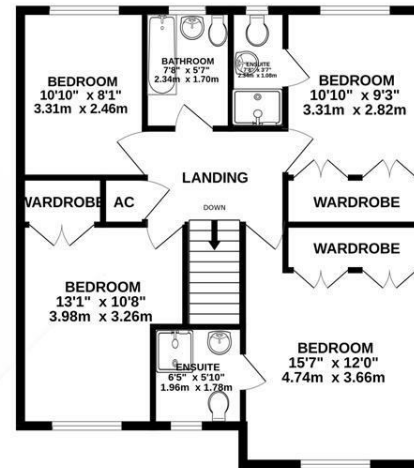




GROUND FLOOR



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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