



CURTIS O'BOYLE

Sales & Lettings

Remembrance Avenue, Burnham-on-Crouch

CMO 8HA £500,000



Ideally positioned just a short stroll from Burnham-on-Crouch's picturesque waterfront, marina and country park, this exceptional family home also enjoys convenient access to the town's High Street, with its excellent selection of shops, cafés, restaurants and everyday amenities.

Built in 2017 to a high specification, this impressive home offers spacious and versatile accommodation arranged over four floors. The ground floor comprises a welcoming entrance hall, cloakroom/WC, an exceptionally spacious utility room and internal access to an outstanding 36ft garage, offering excellent storage or potential for conversion (subject to the necessary consents).

The first floor is dedicated to modern family living, featuring a stunning open-plan kitchen/dining room flowing seamlessly into a generous lounge with doors opening onto a private rear balcony. The second floor hosts the principal bedroom with a contemporary en-suite, a further double bedroom and a stylish family bathroom. The top floor provides two additional excellent-sized double bedrooms, one of which also benefits from its own en-suite shower room, making it ideal for guests or older children.

The property also enjoys glimpses of the River Crouch, with the rear top-floor bedroom offering particularly attractive elevated views across Burnham-on-Crouch.

Externally, the property benefits from a well-maintained rear garden, while to the front there is a private driveway leading to the integral garage, complete with an electric roller door, power and lighting. An electric vehicle charging point further enhances this superb modern home.

ENTRANCE HALL Double glazed entrance door, smooth ceiling, stairs to first floor, radiator, vinyl flooring, understairs cupboard.

WC Smooth ceiling, radiator, close coupled WC, wash hand basin.

UTILITY ROOM 13' 3" x 6' 5" (4.04m x 1.96m) Double glazed door to rear garden, radiator, smooth ceiling, fitted base unit, stainless steel sink unit with mixer tap inset into worktops, space for washing machine.

GARAGE 35' 10" x 8' 10" (10.92m x 2.69m) Electric up and over door to front aspect, double glazed door to rear garden, wall mounted gas boiler.

FIRST FLOOR LANDING Double glazed window to front aspect, smooth ceiling.

KITCHEN/DINER 17' 5" x 9' 10" (5.31m x 3m) Double glazed window to front aspect, smooth ceiling with inset downlighting, fitted base and wall units, one and a quarter bowl stainless steel sink bowl with mixer tap and fluted drainer inset into work tops, built in Neff oven and grill, electric hob with hood above, underfloor heating, open plan to:

LIVING ROOM 17' 10" x 15' 11" (5.44m x 4.85m) Double glazed door and windows to balcony. underfloor heating, smooth ceiling.

SECOND FLOOR LANDING Double glazed window to front aspect, radiator, smooth ceiling, airing cupboard.

BEDROOM 16' 10" x 9' 11" (5.13m x 3.02m) Double glazed window to rear aspect, radiator, smooth ceiling.

ENSUITE 8' 11" x 5' 8" (2.72m x 1.73m) Double glazed window to rear aspect, heated towel rail, smooth ceiling, extractor fan, tiled shower cubicle, close coupled WC, wash hand basin with storage below, vinyl flooring.

BEDROOM 13' 11" x 9' 8" (4.24m x 2.95m) Double glazed French doors to Juliet balcony to front aspect, radiator, smooth ceiling, built in cupboard.

BATHROOM 7' 6" x 5' 8" (2.29m x 1.73m) Smooth ceiling with inset downlighting, extractor fan, panelled bath with mixer tap and shower attachment, close coupled WC, wash hand basin with storage below, part tiled walls, electric shaver point.

THIRD FLOOR LANDING

BEDROOM 16' x 9' 6" (4.88m x 2.9m) Double glazed window to rear aspect, radiator, smooth ceiling.

ENSUITE 6' 11" x 6' 5" (2.11m x 1.96m) Smooth ceiling with inset downlighting, extractor fan, tiled shower cubicle, close coupled WC, wash hand basin with storage below, heated towel rail, vinyl flooring.

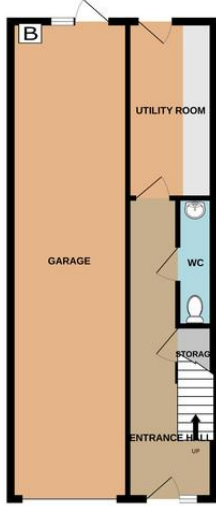
BEDROOM 13' 0" x 9' 7" (3.96m x 2.92m) max. Double glazed window to front aspect, smooth ceiling radiator.

REAR GARDEN Paved patio area, laid to lawn.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



3RD FLOOR
373 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.5 sq.m.) approx.
 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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