



Maldon Road, Burnham-On-Crouch, CM0 8NS  
Prices from £655,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Plot 97 THE HOLDEN @ CORINTHIAN PLACE. A spacious and generously proportioned 4 double bedroom detached family home.

Ground Floor accommodation benefits from an open-plan kitchen/dining/family room with bay window and French door opening to the garden, separate utility, bay fronted lounge and separate study.

First Floor accommodation benefits from four double bedrooms, with the principle bedroom benefitting from an en-suite, and a family bathroom.

Externally the property benefits from a west facing rear garden, garage, electric vehicle charging point and driveway parking for two vehicles.

Options to personalise (subject to build stage).

This thoughtfully designed property benefits from numerous energy efficient features including Photovoltaic Panels.

CORINTHIAN PLACE have a range of schemes available to help you make your move, whether you are a first-time buyer or an existing homeowner.

VIEWING BY APPOINTMENT ONLY - Call Church & Hawes to book an appointment.

## FIRST FLOOR:

### BEDROOM 1:

14'10 x 12'2 (4.52m x 3.71m )

### EN-SUITE:

7'2 x 4'9 (2.18m x 1.45m )

### BEDROOM 2:

14'4 x 12'2 (4.37m x 3.71m )

### BEDROOM 3:

13'4 x 8'5 (4.06m x 2.57m)

### BEDROOM 4:

10'2 x 9'11 (3.10m x 3.02m)

### FAMILY BATHROOM:

8'9 x 7'5 (2.67m x 2.26m )

## GROUND FLOOR:

### ENTRANCE HALLWAY:

### STUDY:

9'5 x 7'8 (2.87m x 2.34m)

### CLOAKROOM:

5'2 x 4'10 (1.57m x 1.47m )

### LOUNGE:

19' x 12'2 (5.79m x 3.71m )

### OPEN PLAN KITCHEN/FAMILY ROOM:

20'1 x 15'4 (6.12m x 4.67m )

### UTILITY:

8'4 x 5'2 (2.54m x 1.57m )

### EXTERIOR:

### FRONTAGE:

Low maintenance frontage with driveway parking to side and access to a single garage.

### REAR GARDEN:

Enclosed west facing rear garden.

### TENURE & COUNCIL TAX BAND:

This property is being sold freehold.

Contribution to Estate Management TBC

Council Tax Band TBC

### 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.



