



113 Maldon Road, Burnham-On-Crouch , CM0 8DB
Price £575,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Occupying an enviable plot approaching 0.25 of an acre with a gated entrance within walking distance of Burnham's historic town centre, railway station, post office, doctors surgery, variety of pubs and restaurants, marina and picturesque walks along the River Crouch, is this extended, stylishly improved and wonderfully maintained detached bungalow presented to the highest specification throughout. Aesthetically pleasing living accommodation commences with an inviting entrance hall leading to a refitted family bathroom, three well proportioned double bedrooms, secondary kitchen/utility room with appliances and superb refitted kitchen at the rear with large island unit, integrated appliances and opening to a living/family area with lantern window and bi-folding doors opening on to a picturesque rear garden. Externally, the property enjoys a wonderfully landscaped rear garden measuring in excess of 100' with an entertaining/dining area to one side, several storage sheds/outbuildings, two greenhouses and a cabin with power and light connected ideal for use as a home office, gym or games room. A generously sized sideways is accessible from both the rear and front and offers enough space to house a boat if required while the attractive frontage offers extensive off road parking and mature and established beds to borders as well as the aforementioned gated access. Viewing is strongly advised to fully appreciate the standard, location and space on offer, both inside and out. Energy Rating F.

ACCOMMODATION COMPRISES:

ENTRANCE HALL:
Part obscure double glazed composite entrance door to front with obscure double glazed windows either side, radiator, access to loft space, doors to:-

BATHROOM:
Obscure double glazed window to side, radiator with ornate towel rail attachment, three piece white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled WC, part tiled walls, wall mounted cabinet, extractor fan.

BEDROOM: 11' x 10' (3.35m x 3.05m)
Double glazed window front, radiator.

BEDROOM: 10' x 6'11 (3.05m x 2.11m)
Double glazed window to side, radiator.

BEDROOM: 13' x 10' (3.96m x 3.05m)
Double glazed window to side, vertical radiator, glazed double doors to living area.

UTILITY/2ND KITCHEN: 10'6 x 8'5 (3.20m x 2.57m)
Double glazed window to side, radiator, extensive range of grey 'Shaker' style wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl/single drainer sink unit, space for American style fridge/freezer, washing machine and chest freezer, integrated slimline dishwasher, built in storage cupboard.

KITCHEN: 13'11 x 9'8 (4.24m x 2.95m)
Double glazed window to side, radiator, extensive range of gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset 1 1/2 bowl/single drainer composite sink unit, built in four ring electric induction hob with extractor hood over and tiled splash back, built in eye level double oven, large island unit with wooden work surfaces/breakfast area and further gloss fronted storage units below, integrated fridge/freezer and dishwasher, wood effect flooring, opening to:

LIVING/FAMILY AREA: 24'1 x 11'11 (7.34m x 3.63m)
Double glazed bi-folding doors opening on to rear garden, double glazed roof lantern window, two vertical radiators, log burner set on tiled hearth, continuation of wood effect flooring, inset downlights.

EXTERIOR:
The property occupies a plot approaching 0.25 of an acre and comprises:-

REAR GARDEN: approx 115' (approx 35.05m)
Commencing with a raised decked seating area leading down to remainder which is predominantly laid to lawn with an array of attractively planted beds to borders, two greenhouses, storage shed and workshop to remain in addition to a n outbuilding/log cabin which is fully insulated with power and light connected and is

ideally set up to use as a home office, gym or games room, to one side of the property is a porcelain tiled paved seating/dining/entertaining area with pergola over and gate providing access to side area offering space/storage large enough for a boat if required, wide opening gates opening to:-

FRONTAGE:
Mainly shingled frontage which is partially block paved offering generous off road parking with raised planted beds to borders, accessed via a five bar wooden gate.

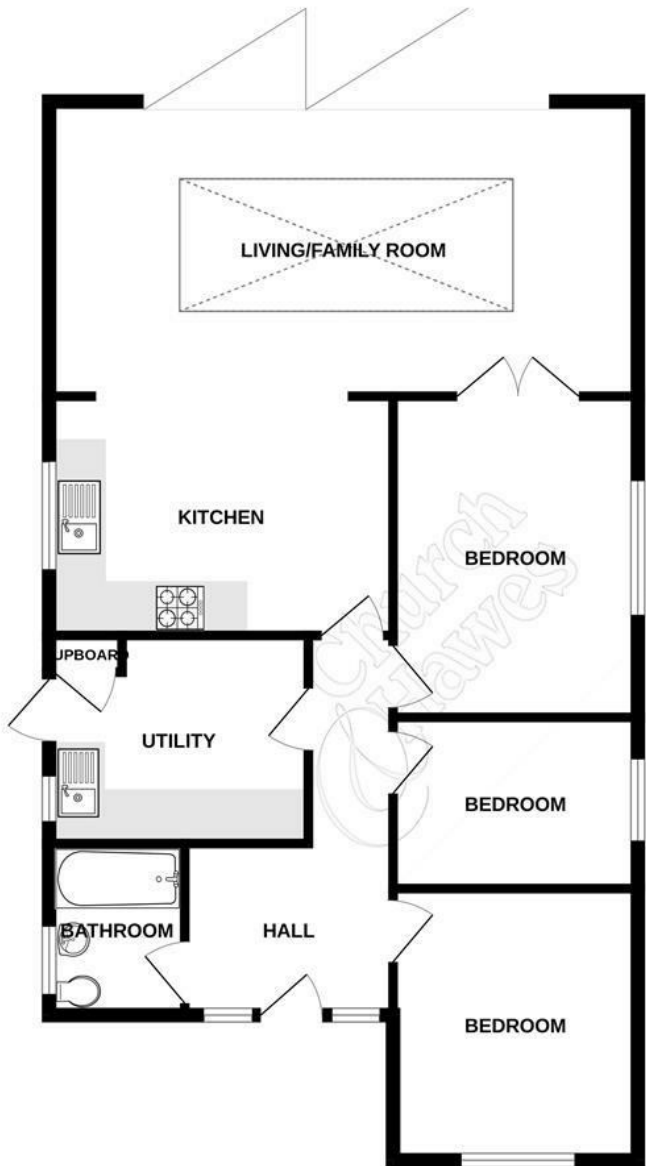
TENURE & COUNCIL TAX:
The property is being sold freehold and is council tax band D.

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 & 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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