



1 Oak Crescent, Burnham-on-Crouch , Essex CM0 8FP
Offers in excess of £330,000

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

Positioned in a prime, quiet location on this highly sought-after modern development, this beautifully presented and exceptionally well-maintained semi-detached family home enjoys a quiet position close to a picturesque greensward. One of the property's standout features is its peaceful setting, while remaining just a short walk from the centre of Burnham and its excellent range of local amenities, including schools, a doctor's surgery, post office, pubs, shops and restaurants. The scenic banks of the River Crouch are also within easy reach, offering tranquil walks and outdoor leisure opportunities. Ideal for first-time buyers, the home offers bright, spacious and thoughtfully designed accommodation. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, a comfortable living room, and an impressive open-plan kitchen/dining room spanning the rear of the property with excellent space for entertaining and family life. Upstairs, a generous landing provides access to two well-proportioned double bedrooms and a modern family bathroom. The principal bedroom enjoys its own en-suite shower room. Outside, the property features a stunning low maintenance rear garden. The frontage provides ample off-road parking via a block-paved driveway with EV charger and side access into the rear garden. Early viewing is highly recommended to fully appreciate the location, presentation and lifestyle this superb home has to offer. Energy Rating: B.

- FIRST FLOOR:**
- LANDING:**
- BEDROOM 1:** 10'9 x 9'9 (3.28m x 2.97m)
- EN-SUITE:**
- BEDROOM 2:** 13'11 x 6'7 (4.24m x 2.01m)
- FAMILY BATHROOM:**
- GROUND FLOOR:**
- ENTRANCE HALLWAY:**
- LIVING ROOM:** 14'5 x 10'9 (4.39m x 3.28m)
- KITCHEN/DINER:** 13'11 x 8'6 (4.24m x 2.59m)
- EXTERIOR:**
- REAR GARDEN:**
Low maintenance, landscaped rear garden.
- FRONTAGE:**
Off road parking for 3 vehicles.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Council Tax Band C. Estate Management Charge approx. £400 p.a.

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: 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.

