



**Church
Hawes**
churchandhawes.com
For Sale
01621 782652

VIEW BY
APPOINTMENT

8

St. Marys Road, Burnham-On-Crouch , CM0 8LX
Price £385,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated along one of Burnham's most sought-after central turnings, within easy walking distance of the historic High Street and Burnham railway station, this deceptively spacious detached bungalow offers excellent potential.

The generously proportioned accommodation begins with a welcoming entrance hall, leading to two/three double bedrooms, a bay-fronted living room, and a versatile dining room which could also serve as a third bedroom. There is an impressive refitted shower room and a well-sized kitchen, completing the internal layout.

Externally, the property benefits from a well-maintained rear garden featuring multiple storage sheds and a greenhouse—ideal for gardening enthusiasts. To the front, there is ample off-road parking, two side access points, and vehicular access to a single garage.

The property represents a fantastic opportunity for buyers to enhance and extend (subject to planning).

Early viewing is highly recommended to fully appreciate the space and potential on offer.

Energy Rating: TBC.



ACCOMMODATION COMPRISES:**ENTRANCE HALLWAY:****DINING ROOM: 12'4 x 10'6 (3.76m x 3.20m)****BEDROOM: 12'11 x 10'5 (3.94m x 3.18m)****BEDROOM: 10'5 x 10'1 (3.18m x 3.07m)****SHOWER ROOM:****KITCHEN: 9'9 x 9'1 (2.97m x 2.77m)****LOUNGE: 13'1 x 12'5 (3.99m x 3.78m)****EXTERIOR:**

Rear garden with storage shed measuring 8'5 x 6'5 and generous frontage with off road parking for several vehicles and access to:

GARAGE: 15'9 x 7'8 (4.80m x 2.34m)**TENURE & COUNCIL TAX BAND:**

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

AGENTS NOTES:

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.

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.

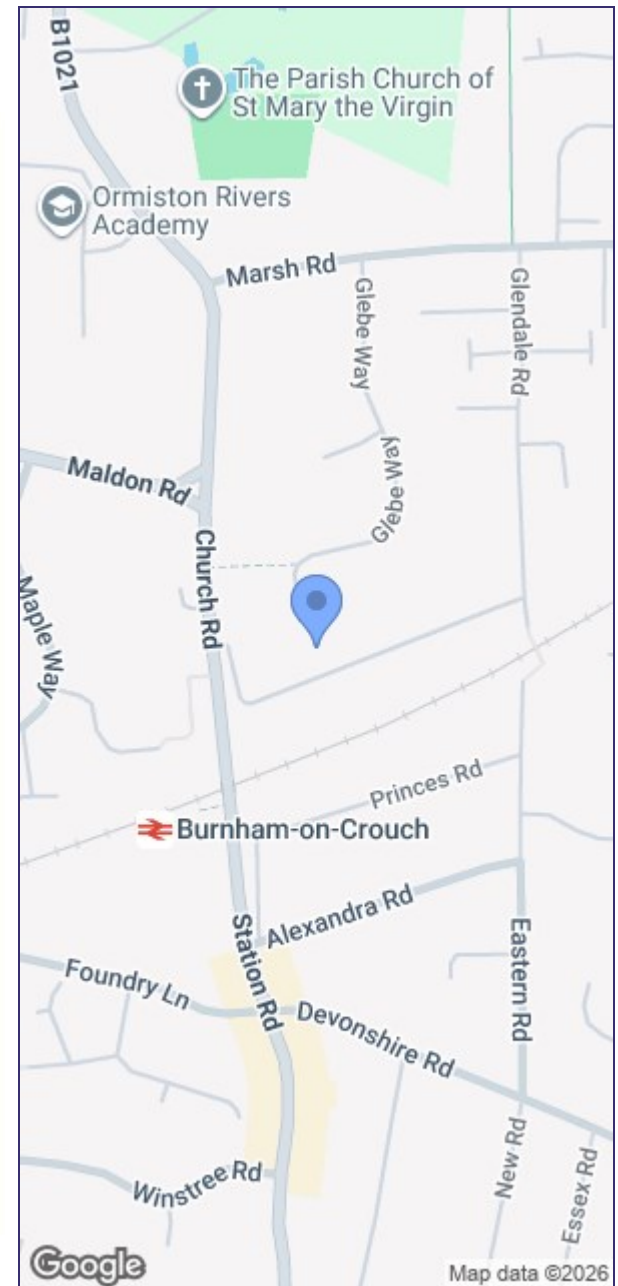


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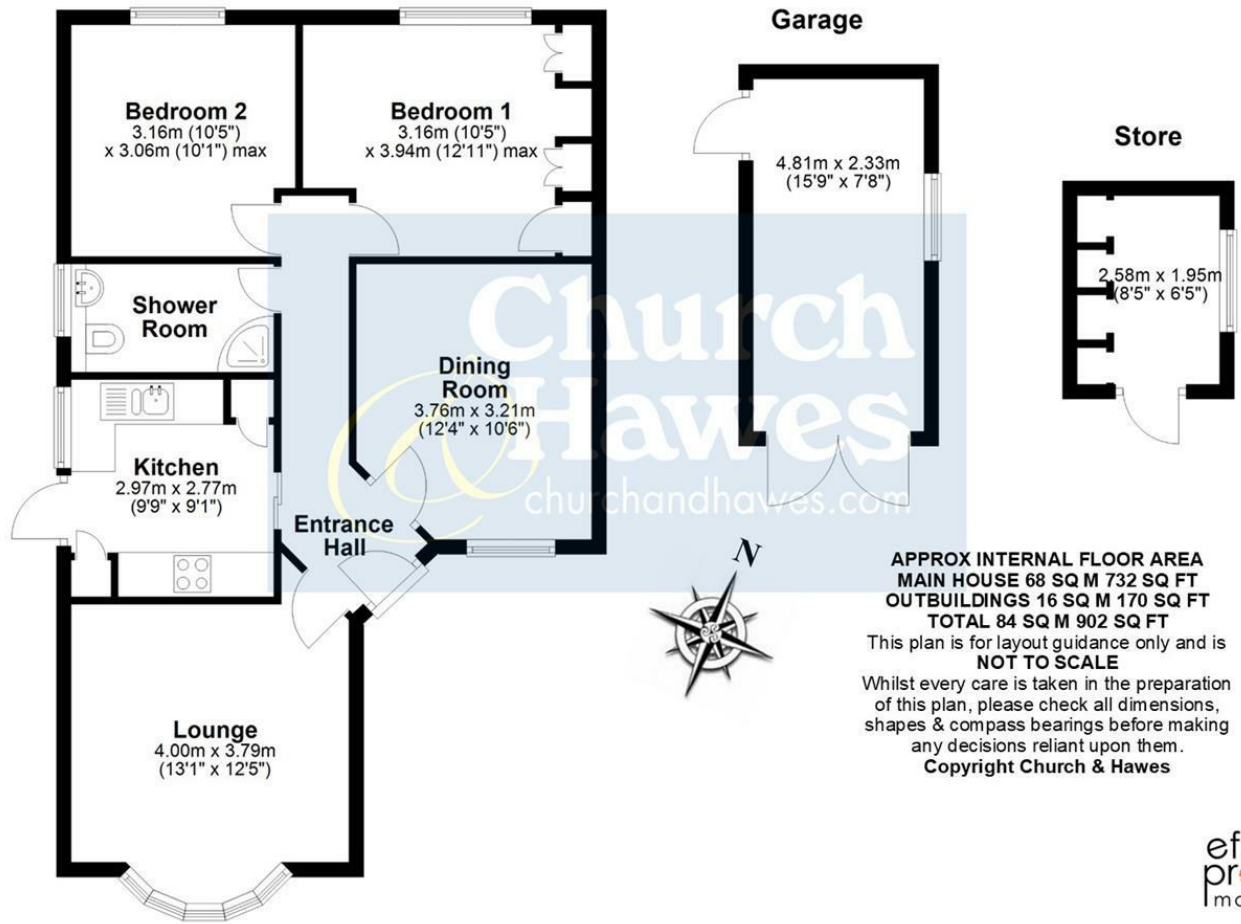
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Ground Floor



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 68 SQ M 732 SQ FT
OUTBUILDINGS 16 SQ M 170 SQ FT
TOTAL 84 SQ M 902 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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