



Worcester Road, Burnham-on-Crouch

CM0 8RA

**CURTIS O'BOYLE**  
Sales & Lettings



# Worcester Road, Burnham-on-Crouch

CMO 8RA

Guide Price £375,000 to £390,000

Bright, Modern, and Perfectly Positioned

Discover this beautifully presented, semi-detached home that perfectly balances contemporary living with practical, versatile space. Bathed in natural light throughout, the property features a sleek, modern kitchen/diner designed for effortless entertaining, alongside a comfortable and welcoming lounge.

Upstairs, the home offers three well-proportioned bedrooms and a stylish, modern family bathroom. Outside, the property truly shines; the generous, south-facing rear garden is a sun-trap haven, complete with a versatile garden room-ideal for a tranquil home office, creative studio, or relaxation space.

The property also includes the added benefit of a garage partially converted into a dog grooming room, offering a unique opportunity for home-based work or hobbyists. Ideally situated just a short distance from Burnham-on-Crouch train station, this home offers the perfect blend of modern comfort and convenience.

**ENTRANCE HALL** Obscure double glazed entrance door, vertical radiator, smooth ceiling with inset downlighters, wood flooring, understairs cupboard, stairs to first floor.

**LOUNGE** 13' x 10' 9" (3.96m x 3.28m) Double glazed window top front aspect, radiator, smooth ceiling with inset downlighters, wood flooring, log burner.

**KITCHEN/DINER** 16' 11" x 10' 10" (5.16m x 3.3m) Double glazed window to rear aspect, double glazed French doors to rear garden, integrated appliances including Bosch dishwasher, Neff fridge/freezer, Neff double oven and hob, space for washing machine, fitted base and wall units, one and a quarter bowl sink unit inset into Corian work tops, wood flooring.

**FIRST FLOOR LANDING** Smooth ceiling with inset downlighters, loft access.

**BATHROOM** 7' 4" x 6' 2" (2.24m x 1.88m) Obscure double glazed window to rear aspect, heated towel rail, smooth ceiling with inset downlighters, panelled bath with mixer taps and shower over with screen, close coupled WC, pedestal wash hand basin, tiled walls, electric shaver point.

**BEDROOM ONE** 13' 2" x 10' 4" (4.01m x 3.15m) Double glazed window to front aspect, radiator, smooth ceiling with inset downlighters, airing cupboard.

**BEDROOM TWO** 9' 3" x 9' 2" (2.82m x 2.79m) Double glazed window to rear aspect, smooth ceiling, fitted Sharps wardrobes with sliding doors.

**BEDROOM THREE** 9' 6" x 6' 5" (2.9m x 1.96m) Double glazed window to front aspect, smooth ceiling with inset downlighters, radiator, wood flooring.

**REAR GARDEN** 80' (24m) approx. rear garden. Covered paved patio area, remainder laid to lawn, fenced and wall boundaries, outside tap and electric point.

**GARDEN ROOM** 9' 3" x 9' 3" (2.82m x 2.82m) Double glazed, power and light connected.

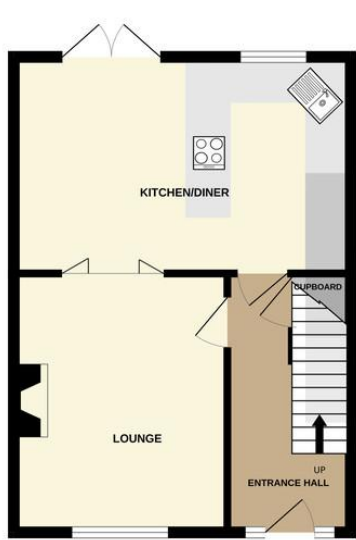
**GROOMING ROOM/UTILITY** 8' 6" x 7' 8" (2.59m x 2.34m) Raised dog bath with electric shower, space for washing machine, power and light connected door to remainder of GARAGE with up and over door to the front.

**DRIVEWAY** Block paved for up to three cars.



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

GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



CURTIS O'BOYLE  
Sales & Lettings

TOTAL FLOOR AREA : 939 sq.ft. (87.2 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.  
Made with Metropix ©2026



AWAITING EPC

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: [maldon@curtisoboyale.co.uk](mailto:maldon@curtisoboyale.co.uk)

[www.curtisoboyale.co.uk](http://www.curtisoboyale.co.uk)

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.

CURTIS O'BOYLE

Sales & Lettings