



**Church
Hawes**
churchandhawes.com

Ash Grove, Burnham-on-Crouch , Essex CM0 8DP
Price £325,000

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

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A beautifully presented and much-improved two-bedroom semi-detached bungalow, occupying an enviable position within a quiet cul-de-sac and overlooking an attractive greensward on one of Burnham's most sought-after developments.

The property offers deceptively spacious and well-maintained accommodation throughout, comprising a welcoming entrance hall, two good-sized double bedrooms, one benefiting from built-in wardrobes, a modern refitted shower room, and a refitted kitchen. The generous living/dining room provides an excellent space for both relaxing and entertaining, with the added benefit of a conservatory overlooking the rear garden.

Externally, the property enjoys a pleasant and manageable rear garden, with access to the side of the garage. The garage provides useful storage, while a timber shed/workshop positioned to the front of the garage on the driveway offers additional versatile storage or workspace.

The location is particularly convenient, with local shops, a doctor's surgery and Burnham railway station all within easy reach. Situated in a peaceful yet well-connected setting, this attractive bungalow is likely to appeal to a wide range of buyers.

Early viewing is strongly advised to fully appreciate the accommodation, position and location on offer.

Energy Rating D.



ACCOMMODATION COMPRISES:**ENTRANCE HALLWAY:****BEDROOM 1:** 11'10 x 10'9 (3.61m x 3.28m)**BEDROOM 2:** 8'8 x 8'6 (2.64m x 2.59m)**REFITTED SHOWER ROOM:****KITCHEN:** 11' > 8'4 x 8'3 (3.35m > 2.54m x 2.51m)**LIVING ROOM:** 15'6 x 10'11 (4.72m x 3.33m)**CONSERVATORY:** 10'11 x 8'5 (3.33m x 2.57m)**EXTERIOR:****REAR GARDEN:**

Access to storage shed/workshop and into side of:

GARAGE:**FRONTAGE:**

Low maintenance shingled frontage with hedgerow and borders, side access leading to rear garden.

TENURE & COUNCIL TAX BAND:

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

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.

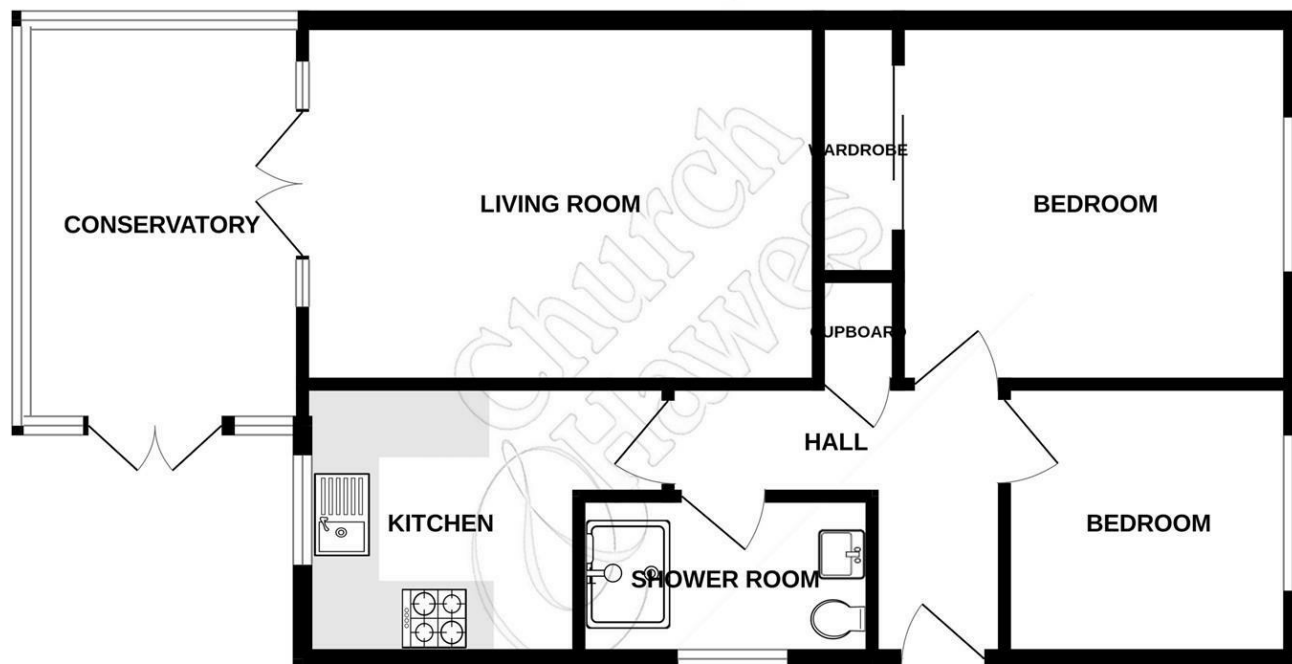
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.







TOTAL FLOOR AREA : 674 sq.ft. (62.6 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.

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