



**Church
Hawes**
churchandhawes.com

Glebe Way, Burnham-On-Crouch , Essex CM0 8QJ
Guide price £350,000

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

Guide Price £350,000 - £360,000

Having been stylishly improved, tastefully modernised, and meticulously maintained by the current owners, this stunning two-bedroom detached bungalow is situated in a sought-after quiet cul-de-sac, conveniently close to local amenities including Burnham High Street, the post office, doctors' surgery, and the railway station offering direct services to Liverpool Street station.

The property has been significantly enhanced and now benefits from a beautifully refitted contemporary kitchen with integrated appliances, a stylish modern bathroom, and replacement double-glazed windows and doors throughout.

Externally, the home boasts a beautifully landscaped west-facing rear garden with access to an impressive detached home office, ideal for remote working or additional flexible space. To the front, there is a further garden area alongside extensive off-road parking for multiple vehicles.

Early viewing is highly recommended to fully appreciate the quality and location of this exceptional home.

Energy Rating D.



ACCOMMODATION COMPRISES:**ENTRANCE HALLWAY:****BEDROOM: 12'4 x 10'10 (3.76m x 3.30m)****BEDROOM: 8'8 x 8'3 (2.64m x 2.51m)****BATHROOM:****LIVING ROOM: 15' x 10'8 (4.57m x 3.25m)****KITCHEN: 11'2 > 8'2 x 8'2 (3.40m > 2.49m x 2.49m)****EXTERIOR:****DETACHED HOME OFFICE: 15'3 x 7'10 (4.65m x 2.39m)****WESTERLY FACING LANDSCAPED REAR GARDEN:****FRONTAGE/PARKING:****TENURE & COUNCIL TAX BAND:**

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

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.

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.



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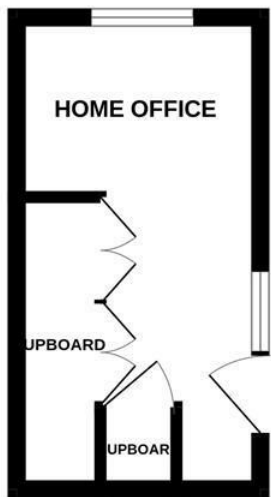
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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