



Roman Way, Burnham-On-Crouch , CM0 8UE
Price £585,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Built in 2016 and meticulously maintained to an exceptional standard, this impressive detached family home is ideally positioned at the end of a quiet cul-de-sac within a highly sought-after development on the outskirts of Burnham. The property offers generous and well-planned living accommodation, beginning with a welcoming and spacious entrance hall. From here, there is access to a versatile study/playroom, a convenient cloakroom, and a comfortable living/dining room featuring a charming multi-fuel burner. The remaining ground floor living space comprises a superb kitchen/breakfast room, complete with integrated appliances and ample space for both dining and entertaining as well as an adjoining utility room. Upstairs, a spacious landing leads to four well-proportioned double bedrooms and a stylish family bathroom. The two principal bedrooms benefit from their own en-suite shower rooms, adding a touch of luxury and practicality. Externally, the property continues to impress. The rear garden is generously sized and beautifully landscaped, providing an ideal space for relaxation and outdoor entertaining. To the front, there is an extensive off road parking via a block-paved driveway, offering off-road parking for multiple vehicles and access to a detached garage. Conveniently located, the home is within walking distance of local schools, shops, and the mainline railway station, which provides direct links into London Liverpool Street—making it an excellent choice for commuters. Viewing is highly recommended to fully appreciate the space, quality, and enviable location this outstanding home has to offer. Energy Rating B.



FIRST FLOOR:**BEDROOM 1:** 14'2 x 12' (4.32m x 3.66m)**EN-SUITE:****BEDROOM 2:** 13'9 x 9'7 (4.19m x 2.92m)**EN-SUITE:****BEDROOM 3:** 11'7 x 11'4 (3.53m x 3.45m)**BEDROOM 4:** 11'4 x 10'11 (3.45m x 3.33m)**FAMILY BATHROOM:****GROUND FLOOR:****ENTRANCE HALLWAY:****STUDY:** 9'2 x 6'11 (2.79m x 2.11m)**CLOAKROOM:****LOUNGE/DINING ROOM:** 29'3 x 13'2 (max) (8.92m x 4.01m (max))**KITCHEN/BREAKFAST ROOM:** 21'5 x 11'5 (6.53m x 3.48m)**UTILITY:****EXTERIOR:****REAR GARDEN:**

Generous landscaped rear garden.

FRONTAGE:

Block paved frontage providing off road parking for up to 5 vehicles and access to:

DETACHED GARAGE: 22'10 x 10'6 (6.96m x 3.20m)**TENURE & COUNCIL TAX BAND:**

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

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.

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.

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.



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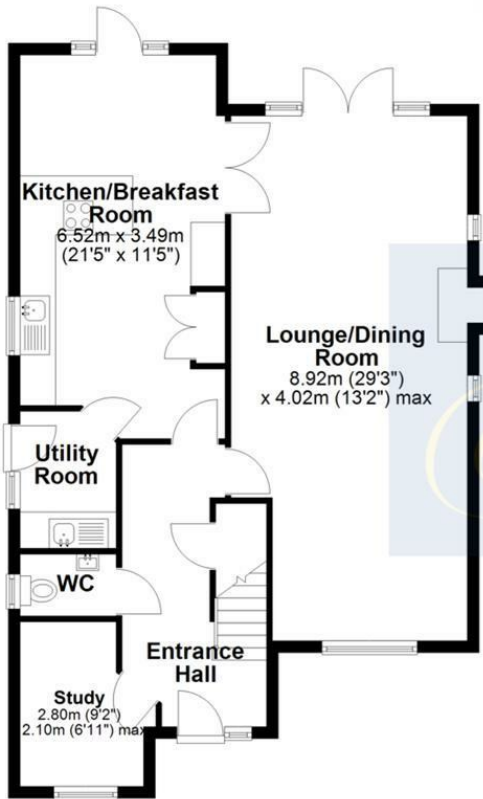
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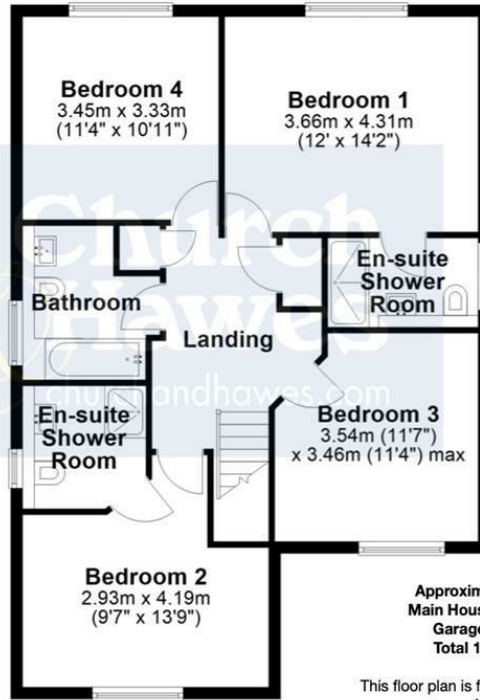
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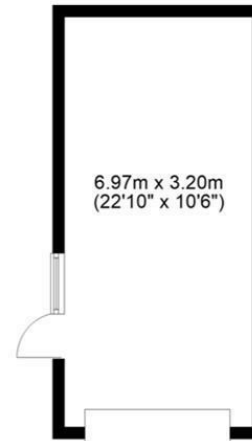
Ground Floor



First Floor



Garage



Approximate Internal Floor Area
Main House 159 SQ M 1707 SQ FT
Garage 22 SQ M 240 SQ FT
Total 181 SQ M 1947 SQ FT

This floor plan is for guidance to layout 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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