



Hester Place, Burnham-on-Crouch , Essex CM0 8SA
Guide price £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £400,000 - £425,000**** Positioned favourably in the centre of Burnham along a no through turning within walking distance of it's historic High Street, picturesque walks along the River Crouch, Marina, Country Park and railway station, which offers direct links into London Liverpool Street, is this vastly improved, wonderfully maintained and deceptively spacious link-detached family home. Living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, dual aspect living room and dining room opening to an impressive kitchen with integrated appliances. The first floor then offers a landing with access to four well proportioned bedrooms, one of which is currently used as a study, a refitted en-suite shower room and family bathroom. Externally, the property enjoys a well presented and generously sized rear garden while there is extensive off road parking on offer to the front of the property which also offers access to a garage. Interest is expected to be high so an early viewing is strongly advised. Energy Rating D.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 11'5 > 9'3 x 9'11 (3.48m > 2.82m x 3.02m)

Dual aspect room with double glazed windows to front and side, radiator, built in wardrobe, door to:

EN-SUITE SHOWER ROOM:

Heated towel rail, 2 piece white suite comprising fully tiled shower cubicle with glass door and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor, inset downlights, extractor fan.

BEDROOM 2: 12'2 > 10'10 x 9'6 (3.71m > 3.30m x 2.90m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM 3: 10'6 > 8'3 x 7'8 (3.20m > 2.51m x 2.34m)

Double glazed window to rear, radiator.

BEDROOM 4: 9'9 x 5'6 (2.97m x 1.68m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls, wood effect floor.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure double glazed entrance door to front, radiator, staircase to first floor, wood effect floor, built in under stairs storage cupboard, doors to:

CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback, tiled floor, wall mounted cabinet.

LIVING ROOM: 20'3 x 10'7 (6.17m x 3.23m)

Dual aspect room with double glazed French style doors opening onto rear garden, double glazed window to front, 2 radiators.

DINING ROOM: 13'3 x 9'1 (4.04m x 2.77m)

Two double glazed windows to rear, radiator, wood effect floor, open to:

KITCHEN: 10'8 x 6'11 (3.25m x 2.11m)

Double glazed window to front, extensive range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer sink unit, built in 5-ring gas hob with extractor hood over and double oven below, space and plumbing for American style fridge/freezer, integrated washing machine and dishwasher, part tiled walls, continuation of wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted beds to borders, summer house/storage shed to remain, exterior cold water tap, side access path and gate leading to:

FRONTAGE:

Large block paved driveway providing extensive off road parking, side access gate and path leading to rear garden, remainder of frontage is predominantly laid to lawn with planted borders, vehicular access to:

GARAGE: 16'9 x 9'9 (5.11m x 2.97m)

Up and over door to front, power and light connected, overhead storage timbers, personal door to rear leading to rear garden.

TENURE & COUNCIL TAX BAND:

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

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: 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.

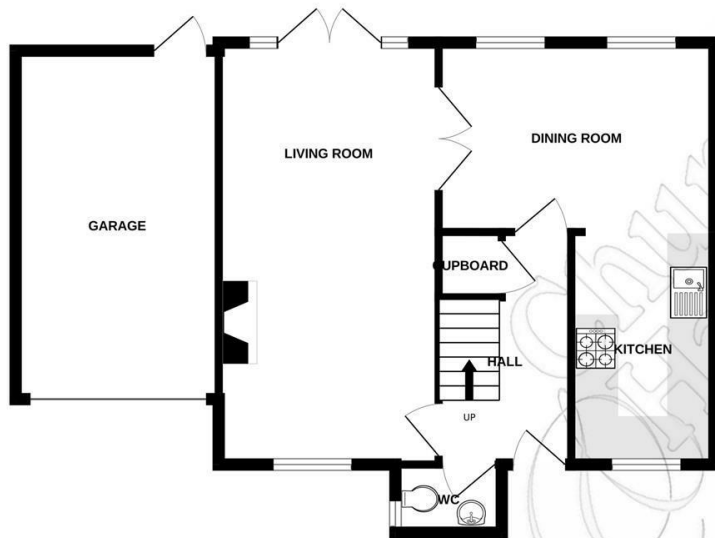
VILLAGE OF BURNHAM-ON-CROUCH:

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.

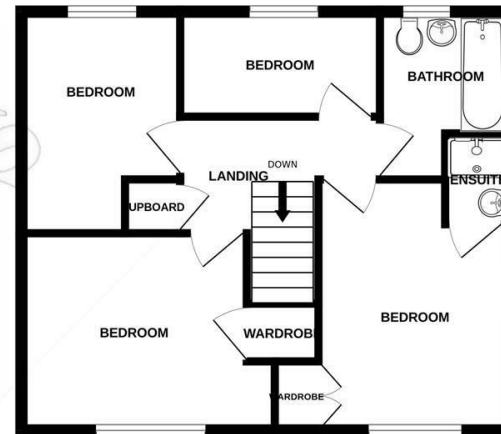




GROUND FLOOR



1ST FLOOR



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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