



Worcester Road, Burnham-on-Crouch

CM0 8RA

CURTIS O'BOYLE

Sales & Lettings

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CMO 8RA

£370,000

Situated on the popular Pippins development in Worcester Road, this well-presented three-bedroom semi-detached home enjoys a convenient position within easy reach of Burnham-on-Crouch railway station, local shops, schools and everyday amenities. Burnham-on-Crouch is a highly regarded riverside town on the banks of the River Crouch, renowned for its sailing community, picturesque waterfront, independent shops, cafés and restaurants, while offering direct rail services to London Liverpool Street during peak times, making it an attractive choice for both commuters and families.

The accommodation is bright and well arranged throughout, beginning with a comfortable lounge to the front of the property. To the rear is a modern dual-aspect kitchen/dining room, filled with natural light and featuring patio doors opening onto the garden, creating an ideal space for everyday family living and entertaining

The first floor offers two generous double bedrooms, a well-proportioned single bedroom and a contemporary shower room.

Outside, the property benefits from a low-maintenance rear garden laid mainly to artificial lawn, providing an attractive space to enjoy with minimal upkeep. To the front, there is a generous garden alongside a driveway providing off-road parking for two to three vehicles.

ENTRANCE HALL Double glazed entrance door and window to front aspect, radiator, textured and coved ceiling, stairs to first floor, door to:

LOUNGE 13' 6" x 13' 1" (4.11m x 3.99m) Double glazed window to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring, understairs cupboard, open plan to:

KITCHEN/DINER 16' 11" x 10' 10" (5.16m x 3.3m) Double glazed windows to side and rear aspects, double glazed sliding patio doors to rear garden, coved to smooth ceiling, fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into granite worktops, integrated fridge/freezer and dishwasher, built in electric oven and four ring hob with hood above, tiled splashbacks.

FIRST FLOOR LANDING Double glazed window to side aspect, textured and coved ceiling, part panelled walls.

BEDROOM ONE 13' 2" x 10' 3" (4.01m x 3.12m) Double glazed window to front aspect, radiator, textured and coved ceiling, fitted wardrobes, airing cupboard.

BEDROOM TWO 9' 3" x 9' 2" (2.82m x 2.79m) Double glazed window to rear aspect, radiator, textured and coved ceiling.

BEDROOM THREE 9' 6" > 6' 10" (2.08m) x 6' 5" (2.9m x 1.96m) Double glazed window to front aspect, radiator, textured and coved ceiling, over stairs cupboard.

SHOWER ROOM 7' 5" x 6' 1" (2.26m x 1.85m) Double glazed window to rear aspect, heated towel rail, smooth ceiling, extractor fan, tiled shower cubicle, wash hand basin, close coupled WC, part panelled walls.

REAR GARDEN 36' (10.9m) Approx. in length. Paved patio area, artificial lawn, raised decking area to rear, outside tap, fencing to boundary, side area with gates to front

FRONT GARDEN Laid to lawn, driveway for two to three cars.

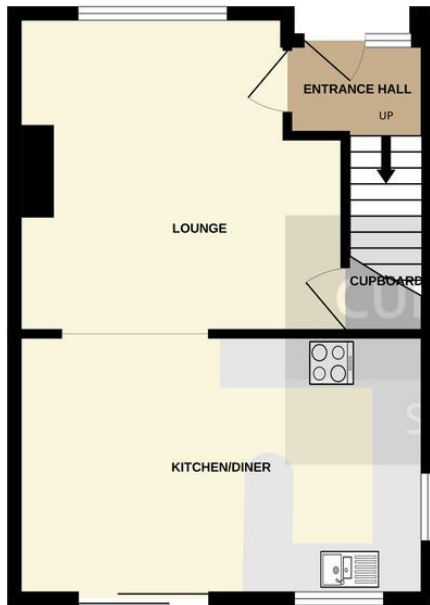
GARAGE Double doors to front.



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

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 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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AWAITING EPC...

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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.

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