



Church  
Hawes  
churchandhawes.com  
For Sale  
01621 782652

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Roman Way, Burnham-On-Crouch , Essex CM0 8UE  
Guide price £525,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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# Church & Hawes

Est. 1977

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**\*\*GUIDE PRICE £525,000 TO £550,000\*\*AVAILABLE WITH NO ONWARD CHAIN\*\***

Occupying an enviable position within a quiet no-through turning on one of Burnham's most sought-after modern developments, this generously proportioned detached family home offers spacious and well-balanced accommodation throughout.

The ground floor features a welcoming entrance hall leading to a living room, dining room, cloakroom, and a well-appointed kitchen/breakfast room with adjoining utility. To the first floor are four well-proportioned double bedrooms, two benefitting from en-suite shower rooms, together with a family bathroom.

Externally, the property enjoys an attractive rear garden, while to the front a substantial block-paved driveway provides extensive off-road parking and access to a double garage. Homes in this highly desirable location are in strong demand, and early viewing is highly recommended.

Energy Rating D.





## FIRST FLOOR:

### LANDING:

Double glazed window to side, radiator, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 15'3 x 11'3 max (4.65m x 3.43m max )

Three double glazed windows to front, radiator, built in wardrobes, door to:

### EN-SUITE:

Obscure double glazed window to front, radiator, 3 piece suite comprising fully tiled shower cubicle with glass door, pedestal wash hand basin and close coupled wc, part tiled walls, extractor fan.

### BEDROOM 2: 10'11 x 8'2 (3.33m x 2.49m )

Double glazed window to rear, radiator, built in wardrobe, door to:

### EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece suite comprising fully tiled shower cubicle with glass door, pedestal wash hand basin and close coupled wc, part tiled walls, extractor fan.

### BEDROOM 3: 10'5 x 8'6 (3.18m x 2.59m )

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

### BEDROOM 4: 10'5 x 6'9 (3.18m x 2.06m )

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to side, radiator, 3 piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, part tiled walls, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, radiator, staircase to first floor, doors to:

### LIVING ROOM: 17'11 x 11'4 (5.46m x 3.45m )

Double glazed bay window to front, radiator, fireplace with display mantle over, double doors to:

### DINING ROOM: 12' x 10'4 (3.66m x 3.15m )

Double glazed sliding patio door opening onto rear garden, radiator, door back to hallway.

### KITCHEN/BREAKFAST ROOM: 13'6 x 13'5 (4.11m x 4.09m )

Double glazed windows to side and rear, extensive range of wall and

base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor over, built in eye level double oven, integrated fridge/freezer, space and plumbing for dishwasher, tiled splashbacks, tiled floor, leading to:

### UTILITY: 6'1 x 5'2 (1.85m x 1.57m )

Double glazed entrance door to side, radiator, roll edged work surfaces with inset single bowl/single drainer sink unit and tiled splashback, space and plumbing for washing machine and tumble dryer, wall mounted gas fired boiler, continuation of tiled floor.

## EXTERIOR:

### REAR GARDEN:

Commencing with a block paved seating area leading to remainder which is mainly laid to lawn with mature planted beds and borders, exterior cold water tap, side access gate leading to:

### FRONTAGE:

Further garden area which is mainly laid to lawn with planted beds and borders, remainder of frontage comprises a block paved driveway providing off road parking for several vehicles and access to:

### DOUBLE GARAGE:

Twin up and over doors to front, power and light connected, overhead storage timbers, personal door at rear leading to rear garden.

### TENURE & COUNCIL TAX BAND:

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

### 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 & 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.

### 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.

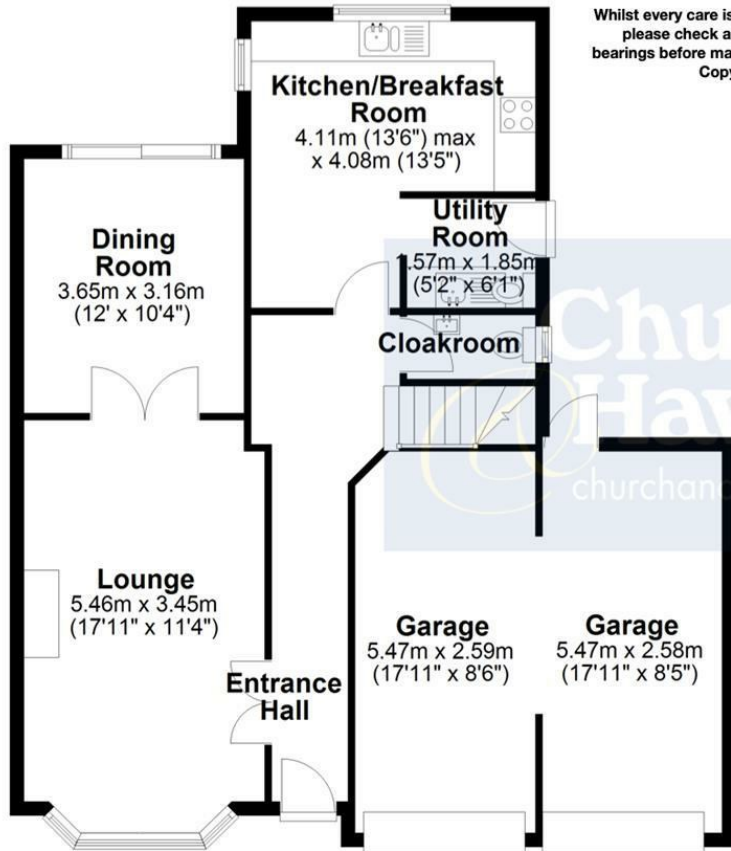








## Ground Floor

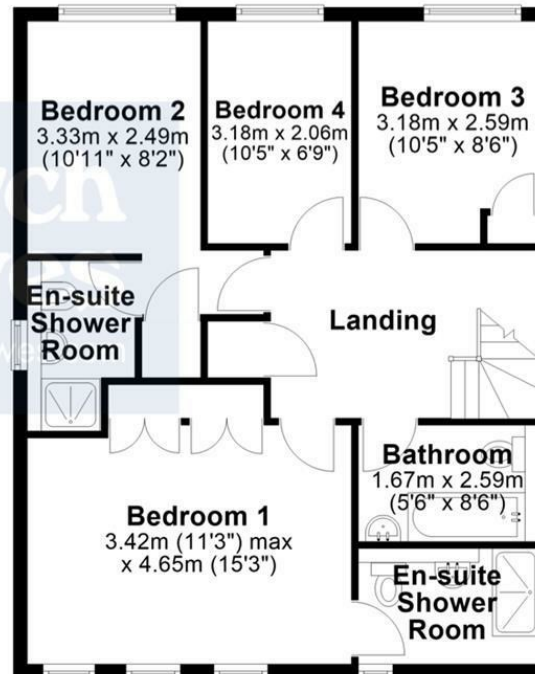


Approximate Internal Floor Area  
Main House 131 SQ M 1405 SQ FT  
Garages 29 SQ M 316 SQ FT  
Total 160 SQ M 1721 SQ FT

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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## First Floor



efficient  
property  
marketing

