



**Church
Hawes**
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Hester Place, Burnham-on-Crouch , Essex CM0 8SA
Price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY

Situated in the heart of Burnham, along a peaceful walkway and within easy walking distance of the local supermarket, doctors' surgery, post office, and railway station, this well-presented and deceptively spacious terraced home offers fantastic convenience and comfortable living.

The generously proportioned accommodation begins with a welcoming entrance hall, leading into a superb dual-aspect living/dining room filled with natural light. A refitted kitchen provides a modern and practical cooking space, while the impressive conservatory to the rear offers additional versatile living space overlooking the garden — perfect for relaxing or entertaining.

Upstairs, a spacious landing leads to a contemporary shower room and three well-proportioned bedrooms, one of which benefits from built-in wardrobes.

Externally, the property features an attractive rear garden complete with a useful storage shed. To the rear, there is off-road parking with one allocated space.

Offered to the market with NO ONWARD CHAIN, this is an excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended, as strong interest is anticipated. Energy Rating D.



FIRST FLOOR:

LANDING:

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

BEDROOM ONE: 10'7 inc wardrobe depth x 9'8 (3.23m inc wardrobe depth x 2.95m)

Double glazed window to rear, radiator, two large built in wardrobes.

BEDROOM TWO: 11'7 x 7'7 (3.53m x 2.31m)

Double glazed window to front, radiator.

BEDROOM THREE: 9'7 > 6'1 x 8'6 (2.92m > 1.85m x 2.59m)

Double glazed window to front, radiator, large built in over stair storage cupboard.

SHOWER ROOM:

Obscure double glazed window to rear, radiator, three piece white suite comprising large fully tiled walk in shower with glass screen, close coupled WC and pedestal wash hand basin with tiled splash back and wall mounted cabinet over, airing cupboard housing hot water cylinder, wood effect flooring.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door and window to front, radiator, staircase to first floor with built in storage cupboard below, doors to:-

LIVING/DINING ROOM: 21'7 x 10'6 (6.58m x 3.20m)

Double glazed window to front, double glazed French style doors to conservatory, two radiators, gas fire with display mantle over, door to:-

KITCHEN/BREAKFAST ROOM: 11'4 x 6'6 (3.45m x 1.98m)

Refitted kitchen with double glazed window to rear, range of white gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor over and double oven below, space and plumbing for fridge/freezer, part tiled walls, wood effect flooring.

CONSERVATORY: 13'10 x 9'11 (4.22m x 3.02m)

Triple aspect room with double glazed French style doors opening on to rear garden and double glazed windows to rear and both sides, roll edge work surfaces with storage cupboard below and space and plumbing for washing machine and tumble dryer below.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with attractively planted beds to borders, central path leading to rear where a timber storage shed is housed, external power, lighting and cold water tap, rear access gate leading to:-

PARKING:

Allocated parking space at rear of property.

FRONTAGE:

Small low maintenance frontage with storm porch and step up to front entrance door.

TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council 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 7,500 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, 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 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 & 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.



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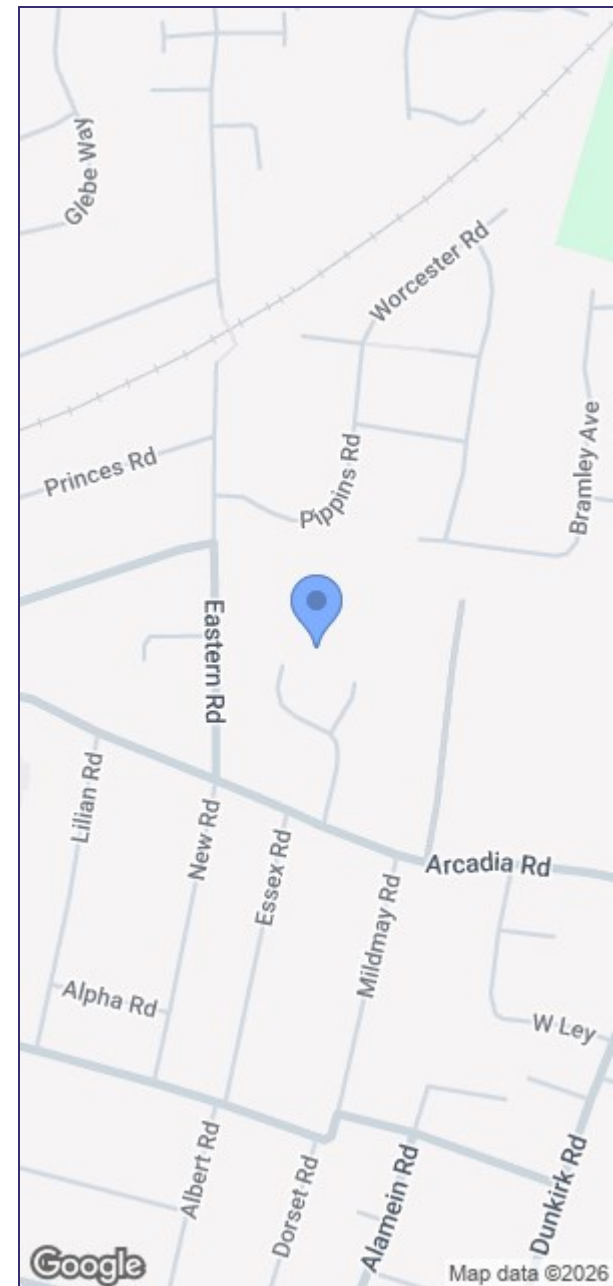
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GROUND FLOOR



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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