

Mildmay Road, Burnham-On-Crouch , Essex CM0 8ED

Guide price £490,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Guide Price £490,000 - £500,000
Stunning Four-Bedroom Detached Family Home in the Heart of Burnham-on-Crouch.

Constructed to an exceptional standard, this impressive double-fronted detached residence occupies a highly sought-after central location in the heart of Burnham-on-Crouch.
Beautifully presented throughout, the property boasts an array of high-quality features, including elegant sliding sash windows to the front elevation, underfloor heating across the entire ground floor, and bi-folding doors opening from the spacious living room onto a low-maintenance, west-facing courtyard garden with attractive iron railings. The well-designed accommodation comprises a welcoming entrance hall, cloakroom, an impressive open-plan kitchen/dining room, and a generous living room, creating an ideal layout for modern family living and entertaining. To the first floor are four well-proportioned double bedrooms, including a superb principal bedroom with en-suite shower room, together with a contemporary family bathroom and an impressive galleried landing featuring an oak balustrade staircase.

Externally, the property benefits from attractive front gardens, a private west-facing courtyard garden, and a driveway providing off-road parking for up to three vehicles.

Further benefits include approximately five years remaining on the 10-year Advantage structural warranty, an excellent Energy Performance Certificate rating of B, and the significant advantage of being offered for sale with no onward chain.

Early viewing is highly recommended to fully appreciate the quality, generous accommodation, and superb central location this exceptional home has to offer.







ACCOMMODATION COMPRISING:

FIRST FLOOR:

GALLERIED LANDING:

BEDROOM 1: 12'7 x 11'3 (3.84m x 3.43m)

BEDROOM 2: 16' x 10'6 (4.88m x 3.20m)

BEDROOM 3: 12'11 x 9'10 (3.94m x 3.00m)

BEDROOM 4: 11'3 x 10'11 (3.43m x 3.33m)

FAMILY BATHROOM:

GROUND FLOOR:

ENTRANCE HALLWAY:

GROUND FLOOR:

ENTRANCE HALLWAY:

CLOAKROOM:

LIVING ROOM: 12'7 x 11'3 (3.84m x 3.43m)

DINING ROOM: 24'1 max x 11' (7.34m max x 3.35m)

KITCHEN/BREAKFAST ROOM: 23'9 max x 9'7 (7.24m max x 2.92m)

EXTERIOR:
Front and side gardens.

REAR COURTYARD GARDEN:

PARKING:
Off road parking for 3 vehicles.

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.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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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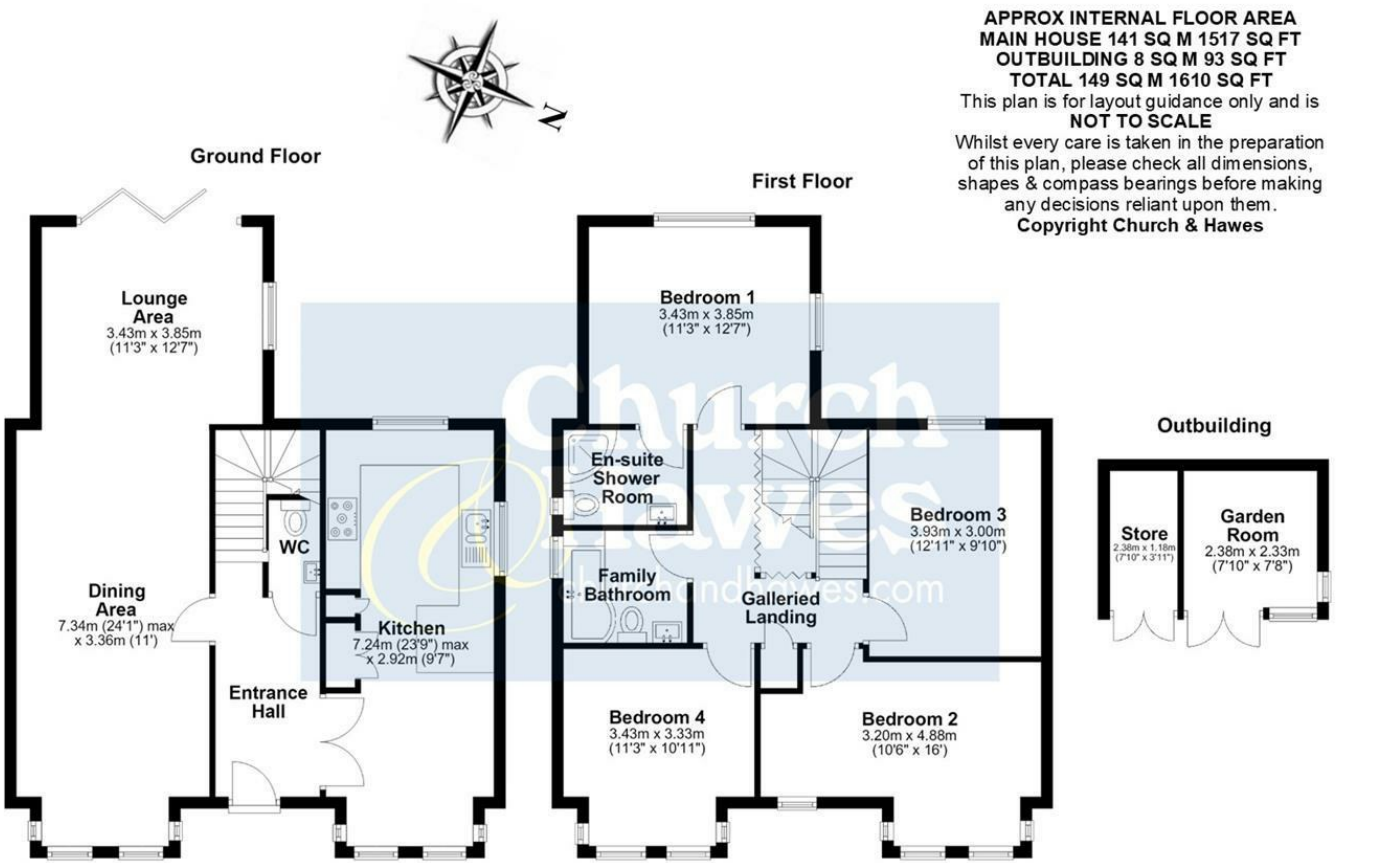

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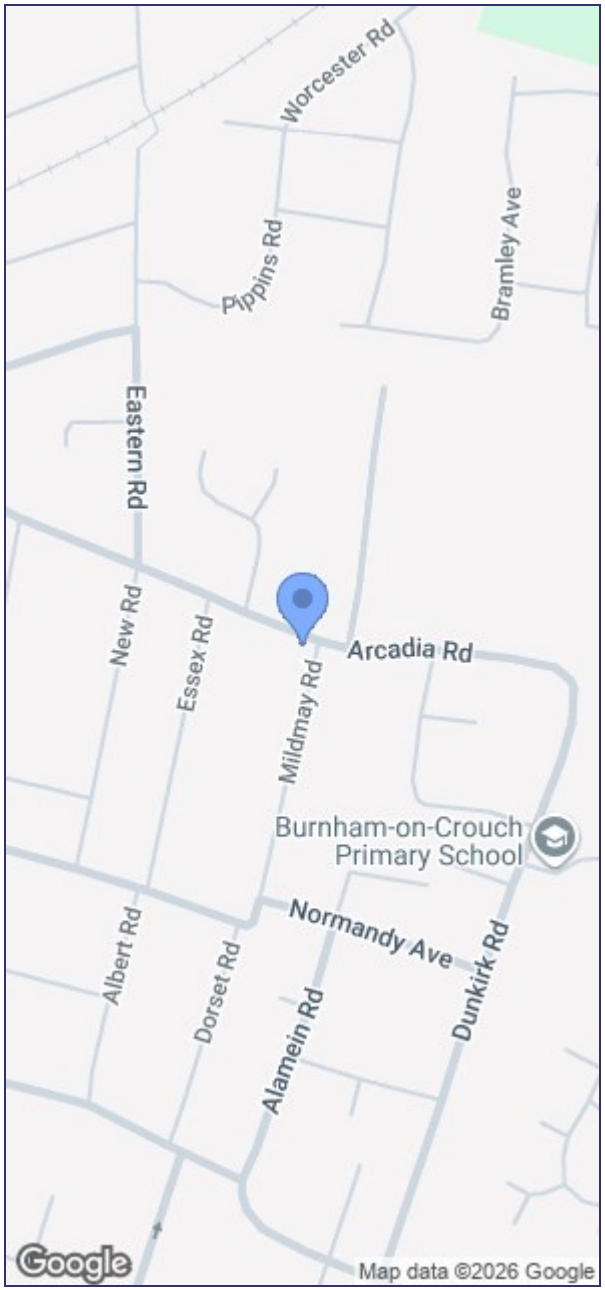

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APPROX INTERNAL FLOOR AREA
MAIN HOUSE 141 SQ M 1517 SQ FT
OUTBUILDING 8 SQ M 93 SQ FT
TOTAL 149 SQ M 1610 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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