



Harris Street, Burnham-on-Crouch , Essex CM0 8GF
Price £625,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Stylish Executive Detached Home on Sought-After Corinthian Place Development

Positioned on the edge of the highly desirable Corinthian Place development, this impressive executive detached home offers spacious, light-filled accommodation that has been beautifully maintained and thoughtfully upgraded by the current owners.

The ground floor features a welcoming entrance hall leading to a triple-aspect living room, separate dining room, study, and cloakroom. To the rear, a superb open-plan kitchen/breakfast room provides an ideal space for modern family living, complemented by a separate utility room.

Upstairs, a generous landing leads to four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish four-piece family bathroom.

Externally, the property enjoys a quiet position with ample off-road parking, a detached double garage, and a stunning rear garden.

Conveniently located within walking distance of Burnham's historic High Street, local schools, shops, pubs, and restaurants, as well as the River Crouch—perfect for sailing enthusiasts. Burnham railway station is approximately 0.5 miles away, offering direct links to London Liverpool Street.

Early viewing is highly recommended to fully appreciate the space and quality on offer.



FIRST FLOOR:**LANDING:****BEDROOM 1:** 17'3 x 12'1 (5.26m x 3.68m)**EN-SUITE:****BEDROOM 2:** 14'5 x 9'3 (4.39m x 2.82m)**BEDROOM 3:** 10'11 x 8'10 (3.33m x 2.69m)**BEDROOM 4:** 11'4 x 10'8 (3.45m x 3.25m)**FAMILY BATHROOM:****GROUND FLOOR:****ENTRANCE HALLWAY:****SNUG/STUDY:** 9'3 x 9'1 (2.82m x 2.77m)**CLOAKROOM:****LOUNGE:** 16'6 x 12'1 (5.03m x 3.68m)**KITCHEN/DINER:** 21'10 x 13'5 (6.65m x 4.09m)**UTILITY:** 6'4 x 5'2 (1.93m x 1.57m)**EXTERIOR:****REAR GARDEN:****DETACHED DOUBLE GARAGE:** 17'7 x 17'4 (5.36m x 5.28m)**FRONTAGE:****TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band F. Estate Management Charge - The Vendor advises they paid £120 last year - no details for this year as yet.

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.



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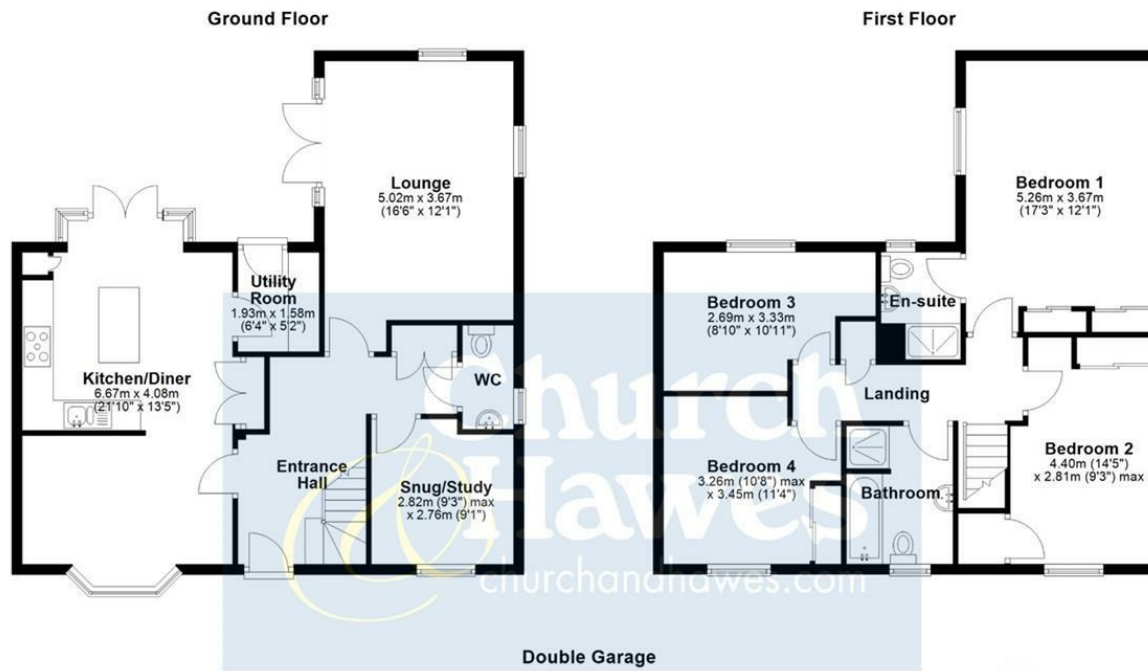
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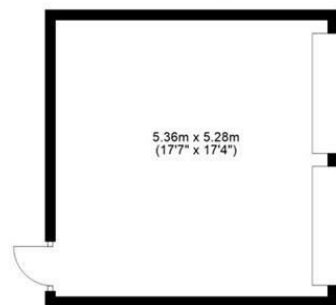


APPROX INTERNAL FLOOR AREA
MAIN HOUSE 144 SQ M 1552 SQ FT
GARAGE 28 SQ M 305 SQ FT
TOTAL 172 SQ M 1857 SQ FT

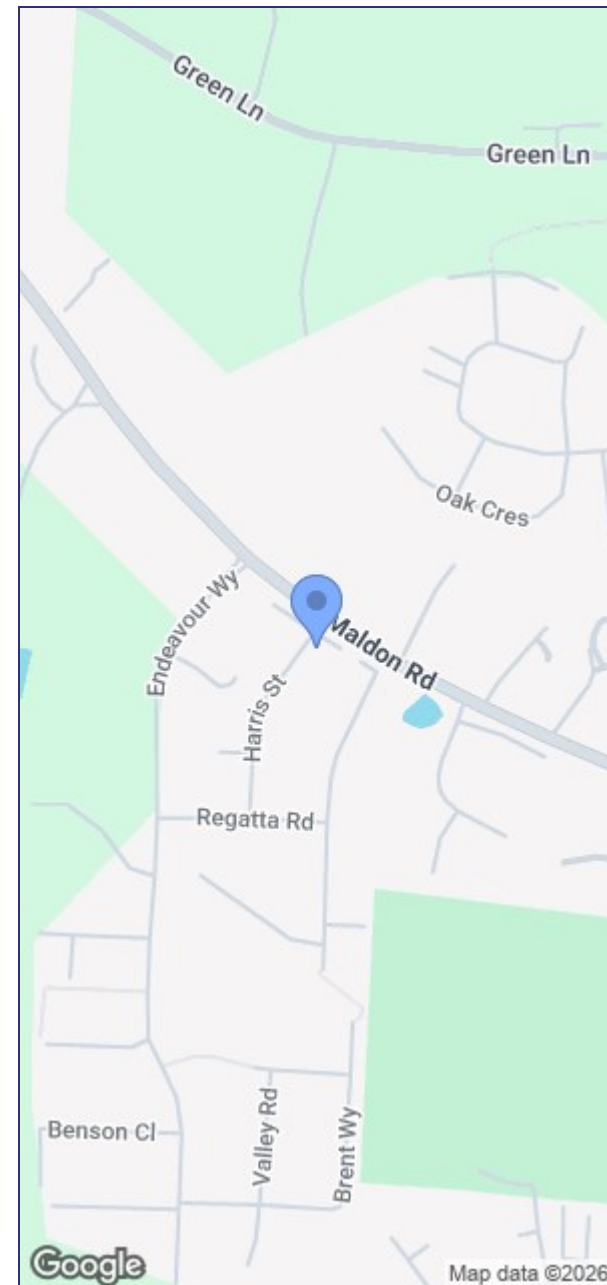
This plan is for layout guidance only and is **NOT TO SCALE**

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