



Mildmay Road, Burnham-On-Crouch , CM0 8ED
£360,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated along one of Burnham's most sought-after turnings, this beautifully extended semi-detached, bay-fronted character home has been extensively refurbished and is presented to an exceptional standard throughout.

The ground floor features a welcoming entrance hall leading to a bright and spacious living room, a convenient cloakroom, and a stunning refitted kitchen/breakfast room complete with integrated appliances. This space flows seamlessly into a superb dining room with bi-folding doors opening onto the rear garden—perfect for entertaining.

Upstairs, the property offers two generously sized double bedrooms along with an impressive, modern refitted family bathroom.

Externally, the home benefits from an attractive rear garden, complemented by a large timber outbuilding, ideal for use as a workshop or potential home office.

Additional features include replacement double glazing throughout, a modern boiler and central heating system, and underfloor heating in both the kitchen and dining areas.

Early viewing is highly recommended to fully appreciate the quality and style of accommodation on offer. Energy Rating: E



FIRST FLOOR:

LANDING:

Access to loft space, built in sliding mirrored door wardrobes, staircase down to ground floor, doors to:

BEDROOM 1: 12'11 x 11'7 (3.94m x 3.53m)

Double glazed window to front, fitted white shutters, radiator, feature cast iron fireplace, built in wardrobe.

BEDROOM 2: 12'11 x 9'1 (3.94m x 2.77m)

Double glazed window to rear with fitted white shutters, radiator, feature cast iron fireplace.

BATHROOM:

Obscure double glazed sash window to side, radiator, 3 piece white suite comprising 'P' shaped panelled bath with mixer tap, shower over and glass screen, close coupled wc and pedestal wash hand basin, part tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Entrance door to side, radiator, staircase to first floor, doors to:

CLOAKROOM:

Two piece white suite comprising close coupled wc and corner wash hand basin with storage cupboard below and tiled splashbacks.

LIVING ROOM: 12'11 x 11'6 (3.94m x 3.51m)

Double glazed window to front with fitted white shutters, radiator, cast iron fireplace with display mantle over, built in shelving and storage cupboards, wood effect floor.

KITCHEN: 15'7 x 12'11 (4.75m x 3.94m)

Double glazed French style doors opening to side, double glazed window to side, 'Shaker' style kitchen comprising extensive range of matching wall and base mounted storage units and drawers, laminate work surfaces incorporating breakfast bar, inset single drainer sink unit, built in 4-ring gas hob with extractor over, built in eye level double oven, range of integrated appliances including dishwasher, washing machine and wine fridge, wood effect floor, open to:

SITTING AREA: 18'3 x 10'6 (5.56m x 3.20m)

Double glazed bi folding doors opening onto rear garden, two double glazed sash windows to side, wood effect floor, underfloor heating, corner mounted wood burner.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which comprises a further circular seating area surrounded by mature and established beds, access to large timber built outbuilding with power and light connected (ideal for workshop, home office or games room), exterior cold water tap and lighting, side access path and gate leading to:

FRONTAGE:

Generally low maintenance with slate chipped area at front of property, path leading to entrance door with gate to rear garden, retained at front boundary by dwarfed wall and black iron gate.

TENURE & COUNCIL TAX BAND:

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

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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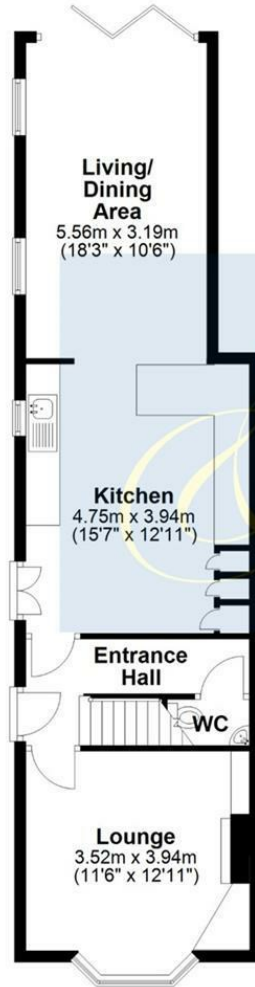
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Ground Floor



**Living/
Dining
Area**

5.56m x 3.19m
(18'3" x 10'6")

Kitchen

4.75m x 3.94m
(15'7" x 12'11")

**Entrance
Hall**

WC

Lounge

3.52m x 3.94m
(11'6" x 12'11")

**APPROX INTERNAL FLOOR AREA
100 SQ M 1074 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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First Floor



Bedroom 2

2.78m x 3.94m
(9'1" x 12'11")

Bathroom

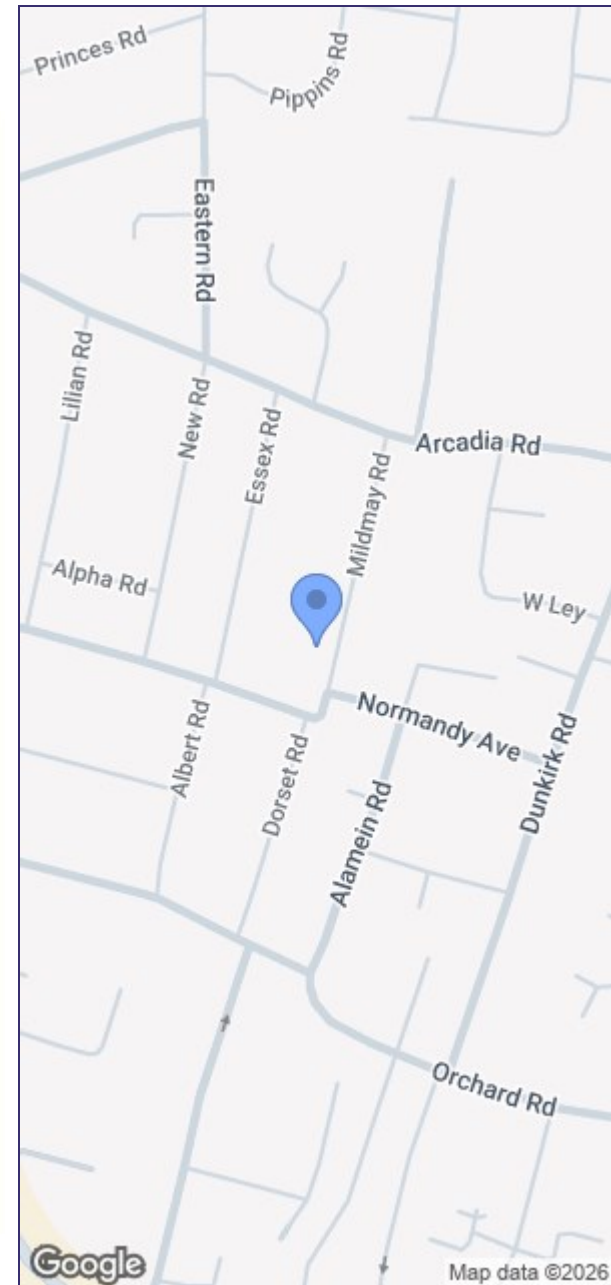
Landing

Bedroom 1

3.53m x 3.94m
(11'7" x 12'11")

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