



Chelmer Way, Burnham-on-Crouch , Essex CM0 8TN  
Guide price £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £325,000 TO £340,000\*\*** Set along a quiet walkway on the ever sought after Maple Leaf development is this vastly improved, extended and well presented semi-detached family home. Deceptively spacious living accommodation commences on the ground floor with an inviting entrance porch leading to a cloakroom, generous living room and kitchen/diner which opens to the extension which provides a light and airy breakfast area. The first floor then offers a landing with access to three well proportioned bedrooms as well as a family bathroom. Externally the property enjoys front and rear gardens, the rear of which is mainly laid to lawn and offers a storage shed and rear access to a parking space. The property offers a quiet location within a popular development and also provides convenient access to local shops, schools and railway station with direct links into London Liverpool Street. Viewing is strongly advised. Energy Rating C.



## FIRST FLOOR:

### LANDING:

Access to loft space, staircase down to ground floor, built in storage cupboard, doors to:

### BEDROOM 1: 12'1 x 10'2 (3.68m x 3.10m )

Double glazed window to rear, radiator.

### BEDROOM 2: 11'2 x 9'11 (3.40m x 3.02m )

Double glazed window to front, radiator.

### BEDROOM 3: 8'1 x 7'11 (2.46m x 2.41m )

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, wall mounted cabinet, tiled walls, wood effect floor, inset downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE PORCH:

Obscure double glazed composite entrance door to front, obscure double glazed window to side, radiator, wood effect floor, doors to:

### CLOAKROOM: 4'8 x 2'8 (1.42m x 0.81m )

Radiator, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, inset downlights, extractor fan.

### LIVING ROOM: 18'3 x 14'3 (5.56m x 4.34m )

Double glazed window to front, radiator, staircase to first floor, built in under stairs storage cupboard, doorway to:

### KITCHEN/DINER: 18'1 x 8'8 (5.51m x 2.64m )

Double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with glass extractor hood over and oven below, space and plumbing for washing

machine, tumble dryer and fridge/freezer, integrated dishwasher, part tiled walls, wood effect floor, open to:

### BREAKFAST ROOM: 9'2 x 8'8 (2.79m x 2.64m )

Double glazed windows to side and rear, radiator, continuation of wood effect floor, part obscure double glazed entrance door to:

### EXTERIOR:

#### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with timber storage shed in corner, rear access gate leading to parking space.

#### FRONTAGE:

Mainly laid to lawn with path leading to front entrance door.

#### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is 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 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.

#### MONEY LAUNDERING & 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.

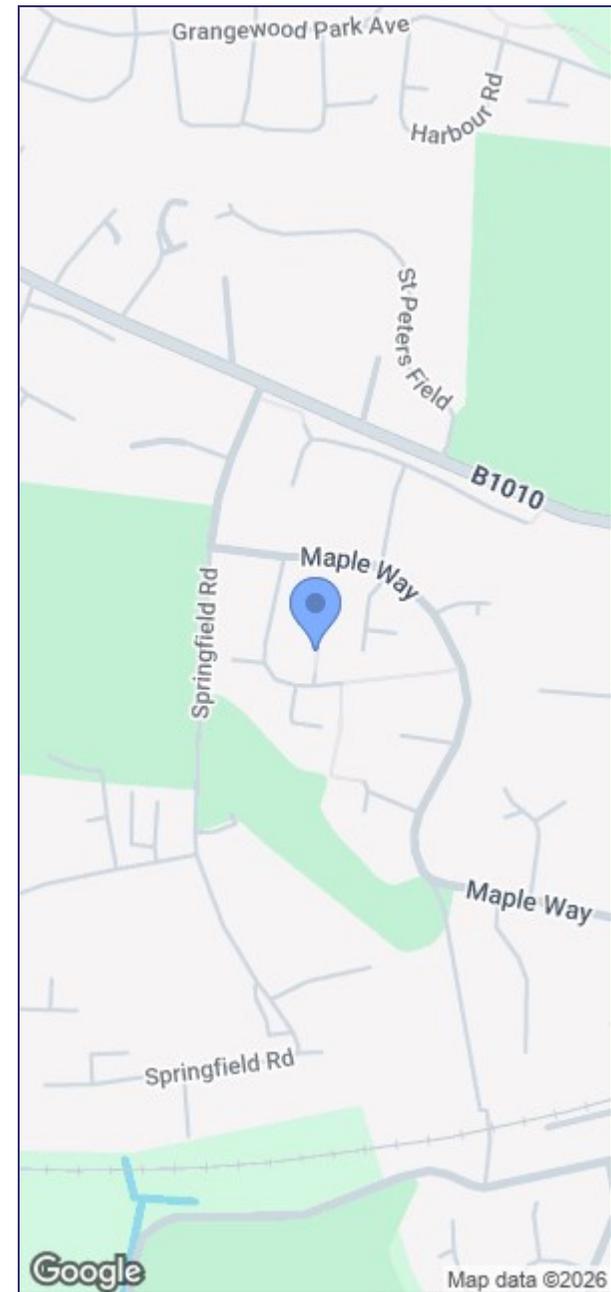
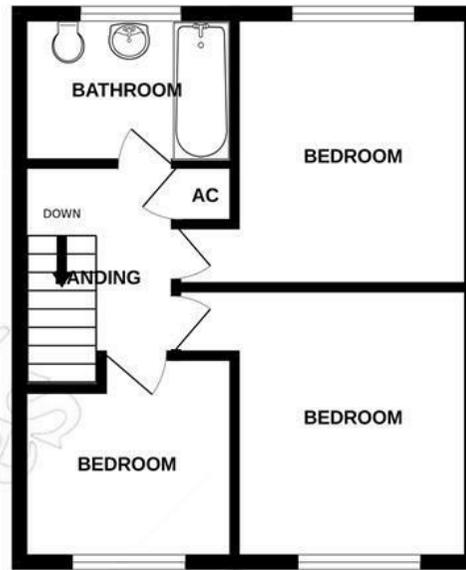




GROUND FLOOR



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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