Roman Way, Burnham-On-Crouch , CM0 8UE

O.I.E.O £550,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Built in 2016 and meticulously maintained to an exceptional standard, this impressive detached family home is ideally positioned at the end of a quiet cul-de-sac within a highly sought-after development on the outskirts of Burnham.
The property offers generous and well-planned living accommodation, beginning with a welcoming and spacious entrance hall. From here, there is access to a versatile study/playroom, a convenient cloakroom, and a comfortable living/dining room featuring a charming multi-fuel burner. The remaining ground floor living space comprises a superb kitchen/breakfast room, complete with integrated appliances and ample space for both dining and entertaining as well as an adjoining utility room.
Upstairs, a spacious landing leads to four well-proportioned double bedrooms and a stylish family bathroom. The two principal bedrooms benefit from their own en-suite shower rooms, adding a touch of luxury and practicality.
Externally, the property continues to impress. The rear garden is generously sized and beautifully landscaped, providing an ideal space for relaxation and outdoor entertaining. To the front, there is a extensive off road parking via a block-paved driveway, offering off-road parking for multiple vehicles and access to a detached garage.
Conveniently located, the home is within walking distance of local schools, shops, and the mainline railway station, which provides direct links into London Liverpool Street—making it an excellent choice for commuters.
Viewing is highly recommended to fully appreciate the space, quality, and enviable location this outstanding home has to offer. Energy Rating C.

FIRST FLOOR:

BEDROOM 1: 14'2 x 12' (4.32m x 3.66m)

EN-SUITE:

BEDROOM 2: 13'9 x 9'7 (4.19m x 2.92m)

EN-SUITE:

BEDROOM 3: 11'7 x 11'4 (3.53m x 3.45m)

BEDROOM 4: 11'4 x 10'11 (3.45m x 3.33m)

FAMILY BATHROOM:

GROUND FLOOR:

ENTRANCE HALLWAY:

STUDY: 9'2 x 6'11 (2.79m x 2.11m)

CLOAKROOM:

LOUNGE/DINING ROOM: 29'3 x 13'2 (max) (8.92m x 4.01m (max))

KITCHEN/BREAKFAST ROOM: 21'5 x 11'5 (6.53m x 3.48m)

UTILITY:

EXTERIOR:

REAR GARDEN:
Generous landscaped rear garden.

FRONTAGE:
Block paved frontage providing off road parking for up to 5 vehicles and access to:

DETACHED GARAGE: 22'10 x 10'6 (6.96m x 3.20m)

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.

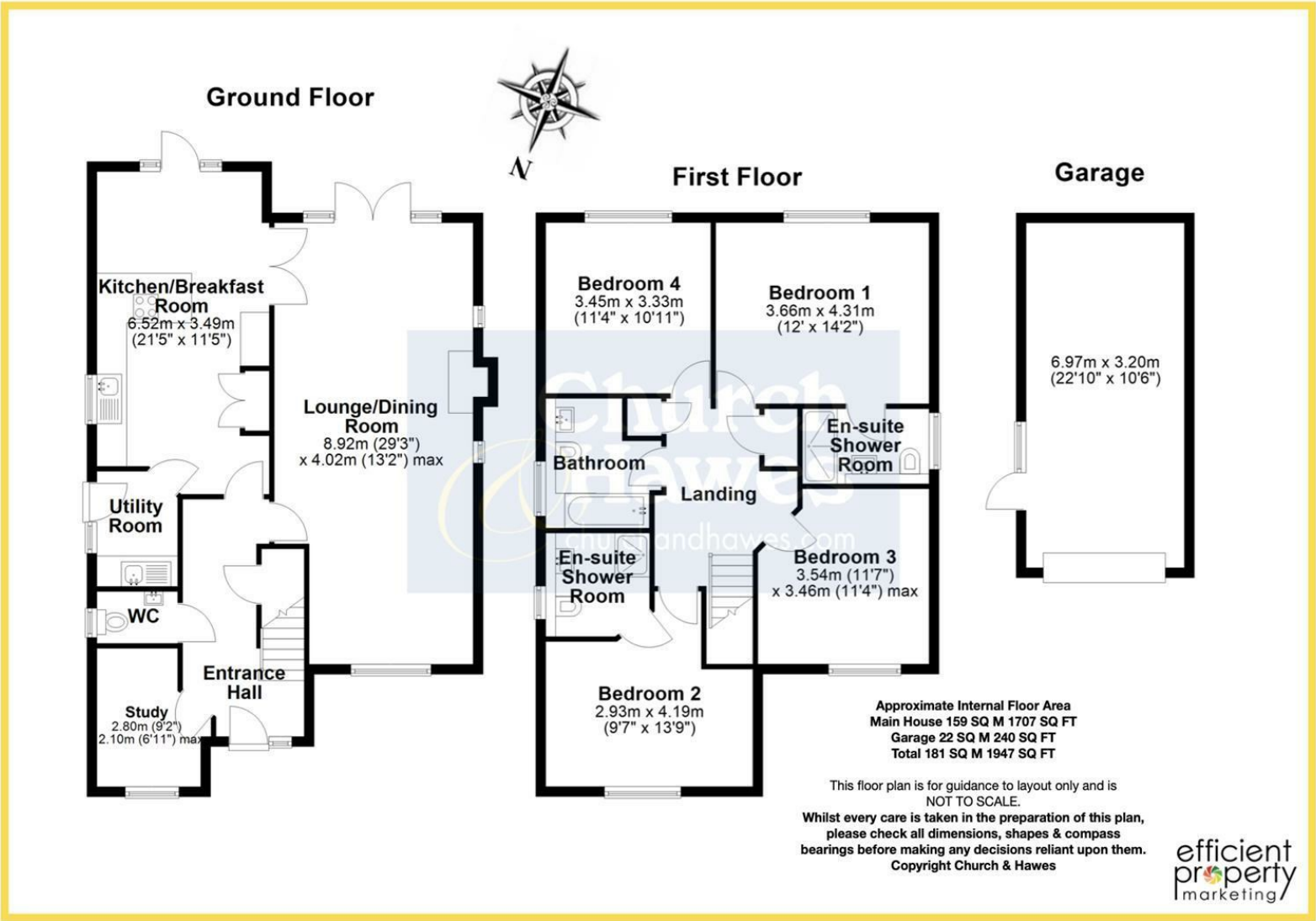
Church
Hawes
churchandhawes.com

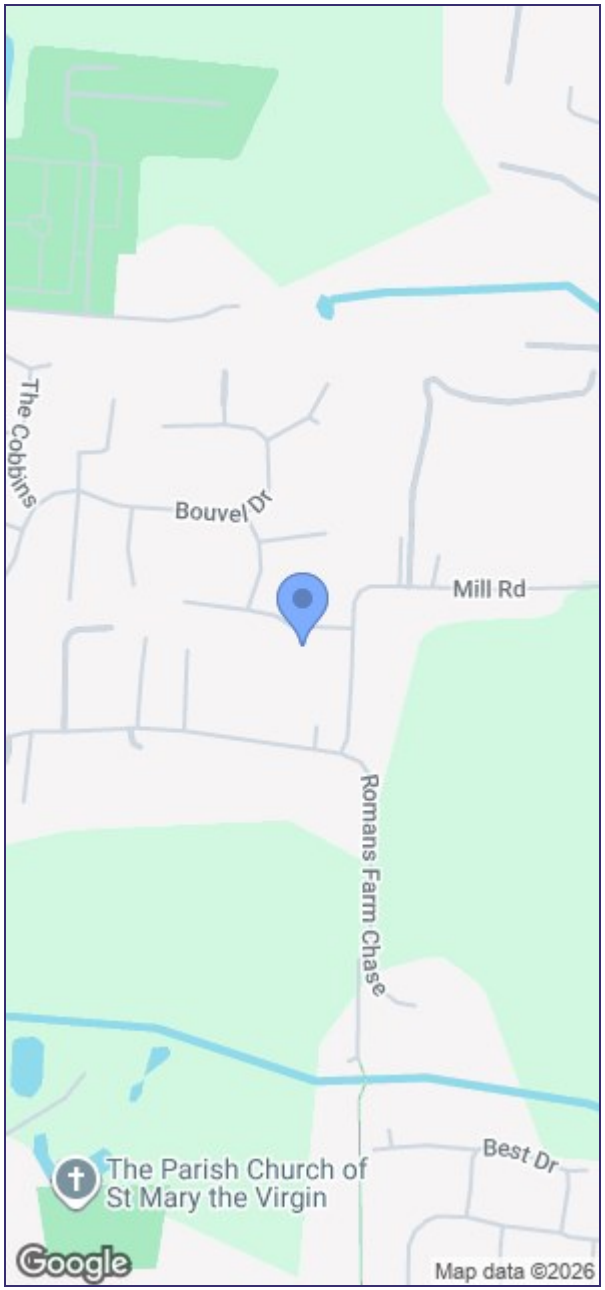
Church
Hawes

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

SAMSUNG
Church & Hawes
churchandhawes.com


Ground Floor
N
First Floor
Garage
Kitchen/Breakfast Room
6.52m x 3.49m
(21'5" x 11'5")
Lounge/Dining Room
8.92m (29'3")
x 4.02m (13'2") max
Utility Room
WC
Entrance Hall
Study
2.80m (9'2")
2.10m (6'11") max
Bedroom 4
3.45m x 3.33m
(11'4" x 10'11")
Bedroom 1
3.66m x 4.31m
(12' x 14'2")
Bathroom
Landing
En-suite Shower Room
En-suite Shower Room
Bedroom 3
3.54m (11'7")
x 3.46m (11'4") max
Bedroom 2
2.93m x 4.19m
(9'7" x 13'9")
6.97m x 3.20m
(22'10" x 10'6")
Approximate Internal Floor Area
Main House 159 SQ M 1707 SQ FT
Garage 22 SQ M 240 SQ FT
Total 181 SQ M 1947 SQ FT
This floor plan is for guidance to layout 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.
Copyright Church & Hawes
efficient property marketing


The Cobbins
Bouvel Dr
Mill Rd
Romans Farm Chase
Best Dr
The Parish Church of St Mary the Virgin
Google
Map data ©2026

Church
Hawes
churchandhawes.com

Church
Hawes

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

SUPER HAMMERS
NOBLE
16
BOLEYN GROUND E13
THE HAMMERS
BEST
PAYET
27
WEST HAM UNITED
LONDON STADIUM E20
Church & Hawes
churchandhawes.com