



CURTIS O'BOYLE

Sales & Lettings

High Street, Burnham-on-Crouch

CM0 8AA



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CMO 8AA

£375,000

Three bedroom semi-detached house occupying a unique position just off Burnham-on-Crouch High Street, within a secure gated development. The property benefits from two allocated parking spaces immediately outside the front door and is ideally placed for the town centre and its range of local amenities.

The accommodation comprises an entrance hall with stairs rising to the first floor and a useful ground floor WC. There is a spacious open-plan lounge and dining area, with a fitted kitchen off and additional useful storage beneath the stairs. A conservatory leads from the lounge and provides access to the low-maintenance rear garden, which includes a timber shed and side access.

To the first floor are two double bedrooms and a single bedroom, all benefiting from fitted wardrobes, together with a shower room.

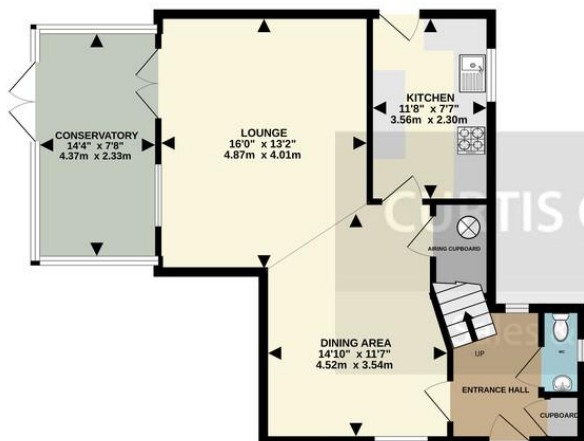
The combination of a convenient High Street location, secure parking and enclosed garden makes this an appealing town-centre home.



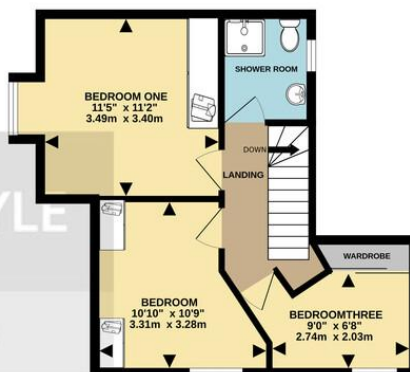


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.

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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AWATING EPC



18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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