



Leslie Park, Burnham-On-Crouch , CM0 8SZ
Guide price £650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****GUIDE PRICE £650,000 TO £675,000**** Having undergone an exceptional programme of extension and refinement, this outstanding detached residence offers luxurious, contemporary living, enviably positioned within a quiet and highly sought-after cul-de-sac. Ideally located, the property is within easy reach of Burnham's historic High Street, with its array of boutique shops, restaurants, pubs, and picturesque walks along the River Crouch. Excellent local schooling, amenities, and the mainline station with direct links to London Liverpool Street are all close by. The ground floor accommodation is both elegant and spacious, featuring a light-filled reception area flowing into a superb refitted kitchen with a substantial island, integrated appliances, and extensive storage. This opens into a stunning family area with a coffee station complete with boiling water tap, vaulted ceiling and Velux windows, alongside a separate living room. Additional benefits include a stylish cloakroom, utility room, and a well-designed boot room with pet shower and water softener. Upstairs, a striking galleried landing leads to five generous double bedrooms and a beautifully appointed bathroom/wet room with shower. The principal suite provides a luxurious retreat with dressing area and an indulgent en-suite featuring a Japanese WC and raised freestanding bath. Externally, the Mediterranean-inspired rear garden has been thoughtfully designed for entertaining, complete with raised beds, pizza oven, and a feature fish pond with bridge leading to a fully powered summer house—ideal as a home office or studio. To the front, a driveway provides parking for multiple vehicles and access to a garage.

Homes of this calibre and location are rarely available, and early viewing is highly recommended.



FIRST FLOOR:**GALLERIED LANDING:****BEDROOM 1:** 17'1 x 16'3 (5.21m x 4.95m)**EN-SUITE:****BEDROOM 2:** 11'5 x 10'6 (3.48m x 3.20m)**BEDROOM 3:** 10'11 x 9'5 (3.33m x 2.87m)**BEDROOM 4:** 9'5 x 9' (2.87m x 2.74m)**BEDROOM 5:** 7'6 x 6'10 (2.29m x 2.08m)**FAMILY BATHROOM:****GROUND FLOOR:****RECEPTION HALLWAY:****REFITTED KITCHEN:** 19'2 max x 18'1 max (5.84m max x 5.51m max)**DINING/FAMILY ROOM:** 30'7 x 12'3 max (9.32m x 3.73m max)**LIVING ROOM:** 19'2 x 10'11 (5.84m x 3.33m)**CLOAKROOM:****UTILITY ROOM:****BOOT ROOM:****EXTERIOR:****MEDITERRANEAN STYLE REAR GARDEN:****SUMMER HOUSE:** 15'9 x 11'1 (4.80m x 3.38m)**GARAGE:** 15'8 x 7'4 (4.78m x 2.24m)**FRONTAGE:**

Driveway providing parking for up to 4 vehicles.

TENURE & COUNCIL TAX BAND:

The property is being sold freehold and is Tax Band E.

AGENTS NOTES:

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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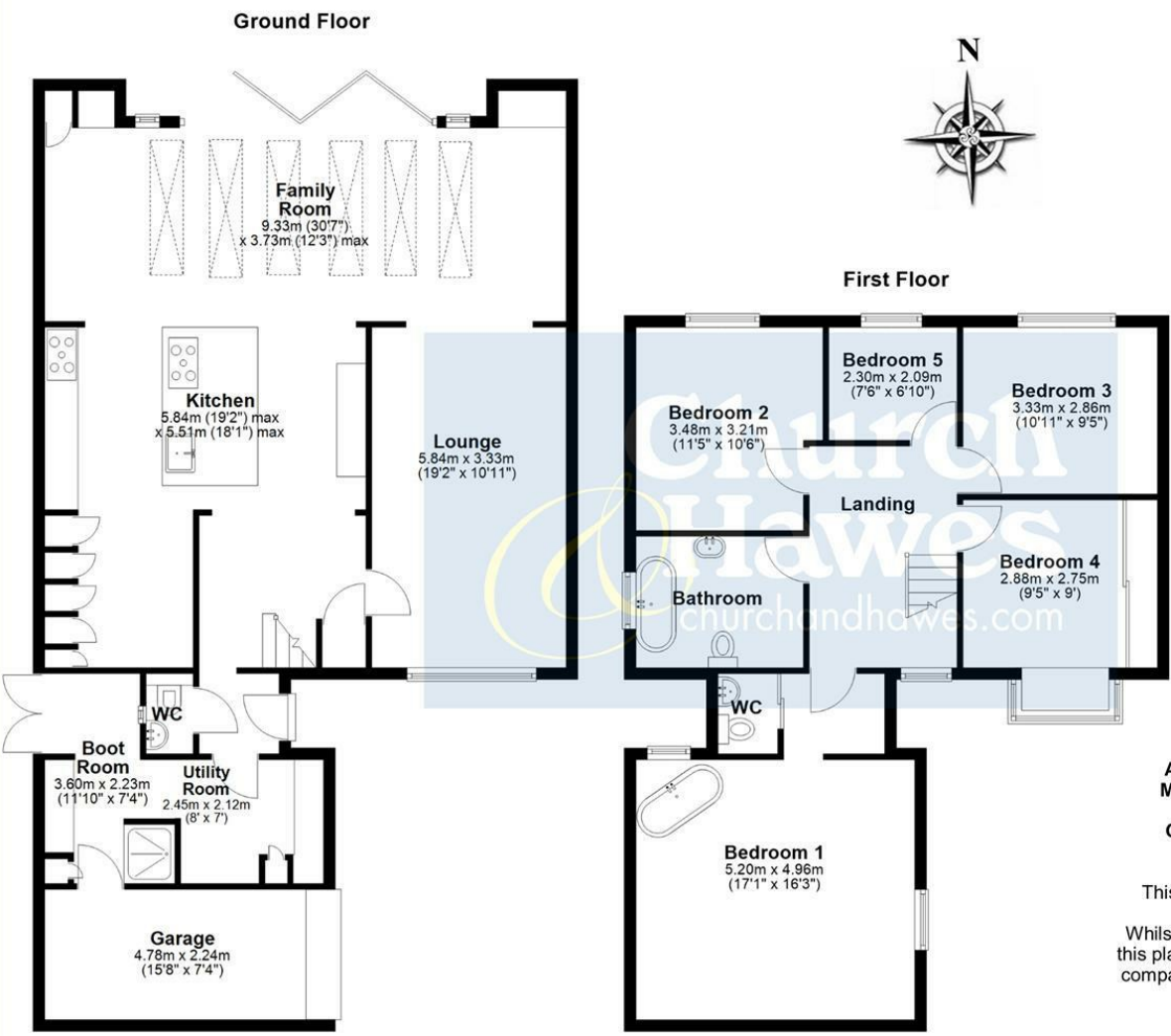
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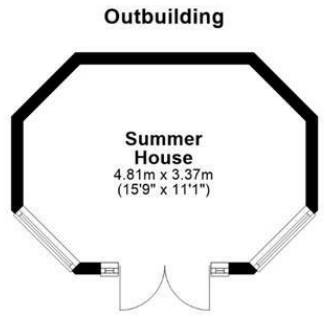
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efficient
property
marketing



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 180 SQ M 1930 SQ FT
GARAGE 11 SQ M 120 SQ FT
OUTBUILDING 14 SQ M 154 SQ FT
TOTAL 205 SQ M 2204 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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