



Oyster Close, Burnham-on-Crouch, Essex CM0 8GL  
Price £650,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



[www.churchandhawes.com](http://www.churchandhawes.com)

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

[burnham@churchandhawes.com](mailto:burnham@churchandhawes.com)

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*SUPERBLY PRESENTED INSIDE & OUT!\*\*** Having been stylishly improved and wonderfully presented throughout is this attractive detached executive residence located within a stone's throw of the River Crouch, quayside, sailing clubs and High Street. The property occupies an enviable and quiet position at the end of a quiet private turning of just one other property in total with substantial and versatile living accommodation commencing on the ground floor with a light and airy entrance hall, living room, dining room, study, cloakroom and quite stunning refitted kitchen/breakfast room with adjoining utility room. the first floor then comprises a generously sized landing leading to four well proportioned double bedrooms, two of which are complimented by TWO EN-SUITE SHOWER ROOMS in addition to the family bathroom. Externally a stunning rear garden which sweeps across the rear and to the side of the property offers predominantly formal lawned gardens with mature hedgerow and conifers to boundaries as well as an impressive raised composite seating terrace with pergola over. The frontage is generally of low maintenance and boasts a shingled driveway providing off road parking for multiple vehicles and access to a detached double garage. Viewing comes highly advised to fully appreciate not only the size and versatility of accommodation on offer but also the superb location and standard of the living accommodation this property enjoys. Energy Rating TBC.

## FIRST FLOOR:

### LANDING:

Double glazed sash window to rear, radiator, access to loft space, built in double storage cupboard housing hot water cylinder and boiler, staircase down to ground floor, marble tiled floor, doors to:

### BEDROOM 1:

14'8 x 11'10 > 5'9 (4.47m x 3.61m > 1.75m )

Dual aspect room with double glazed sash windows to front and side, radiator, wall mounted air conditioning unit, built in double wardrobe, door to:

### EN-SUITE:

7'2 x 3'7 (2.18m x 1.09m )

Chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with sliding glass door, pedestal wash hand basin with tiled splashback and close coupled WC, inset downlights, extractor fan.

### BEDROOM 2:

11'2 > 9'3 x 10'2 (3.40m > 2.82m x 3.10m )

Dual aspect room with double glazed sash windows to front and side, radiator, door to:

### EN-SUITE:

Chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with sliding glass door, pedestal wash hand basin with tiled splashback and close coupled WC, inset downlights, extractor fan.

### BEDROOM 3:

11'9 > 8'6 x 11' (3.58m > 2.59m x 3.35m )

Double glazed sash window to rear, radiator.

### BEDROOM 4:

9'1 x 8'9 > 7'6 (2.77m x 2.67m > 2.29m )

Double glazed sash window to front, radiator.

## FAMILY BATHROOM:

8'10 x 5'11 (2.69m x 1.80m)

Obscure double glazed sash window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, close coupled WC and pedestal wash hand basin with tiled splashback, part tiled walls, inset downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed composite entrance door to front, radiator, built in storage cupboard, staircase to first floor, marble tiled floor, doors to:

### DINING ROOM:

11'9 x 7'11 (3.58m x 2.41m )

Dual aspect room with double glazed sash windows to front and side, radiator.

### LIVING ROOM:

19'4 x 11'10 > 11'1 (5.89m x 3.61m > 3.38m )

Triple aspect room with double glazed sash windows to side and rear and double glazed French style doors opening onto seating terrace, 2 radiators, fireplace with display mantle over, marble tiled floor, inset downlights.

### CLOAKROOM:

5'3 x 4'9 (1.60m x 1.45m )

Obscure double glazed sash window to rear, radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splashback, marble tiled floor.

### STUDY:

9'2 x 6'6 (2.79m x 1.98m )

Double glazed sash window to front, radiator, marble tiled floor.

### KITCHEN/BREAKFAST ROOM:

14'9 > 9'2 x 14' (4.50m > 2.79m x 4.27m )

Triple aspect room with double glazed sash windows to front and side and double glazed French style doors opening onto rear garden, radiator, extensive range of 'charcoal' gloss fronted wall and base mounted storage units and drawers, solid work surfaces with inset single bowl/single drainer sink unit with mixer tap over, built in 4-ring 'Neff' induction hob with extractor hood over and oven below, matching breakfast bar, integrated fridge, freezer, dishwasher and wine fridge, glass tiled splashbacks, tiled floor, door to:

### UTILITY:

5'11 x 4'9 (1.80m x 1.45m )

Obscure double glazed sash window to rear, radiator, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing for washing machine, storage cupboard, tiled floor, tiled walls.

## EXTERIOR:

### FRONTAGE:

Generously sized shingled driveway providing extensive off road parking, side access gate into rear garden and vehicular access to:-

## DETACHED DOUBLE GARAGE:

17'11 x 17'5 (5.46m x 5.31m)

Twin wide opening doors to front, power and light connected, overhead loft storage which has been boarded out, personal door to:-

## REAR GARDEN:

Commencing from the back of the property with a wonderful raised composite decked seating terrace with 'Nova Titan' 4m x 3m pergola over with roof shutters, inset LED lighting and pull down screen, the remainder of the garden is predominantly laid to lawn with an array of mature hedgerow and conifers to boundaries, external cold water tap, lighting and power outlet, personal door into side of garage, side access gate leading back to front.

## ADDITIONAL FEATURES:

The property has had full fibre broadband installed, a 'Nest' smart home system including smoke alarms, heating and cameras, the property is also alarmed and offers marble tiled floors throughout the majority of the ground floor and landing.

## TENURE & COUNCIL TAX:

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

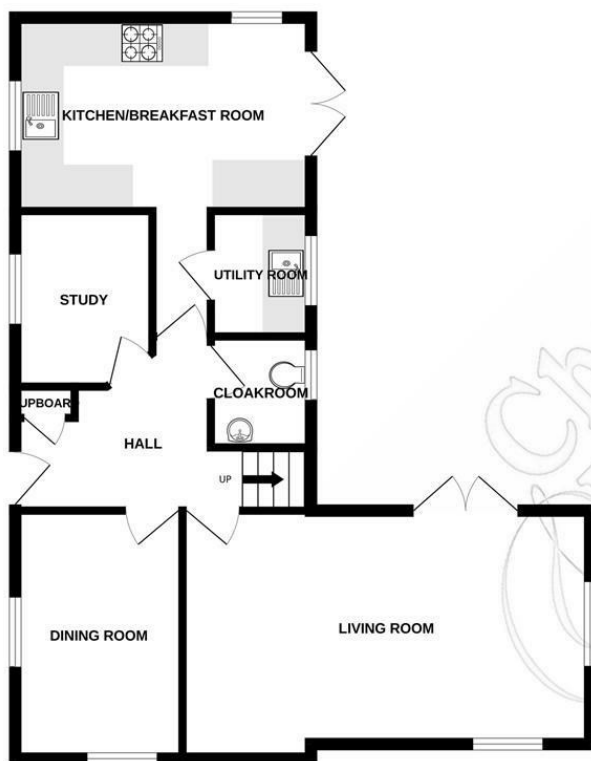
## BURNHAM-ON-CROUCH:

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, 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.

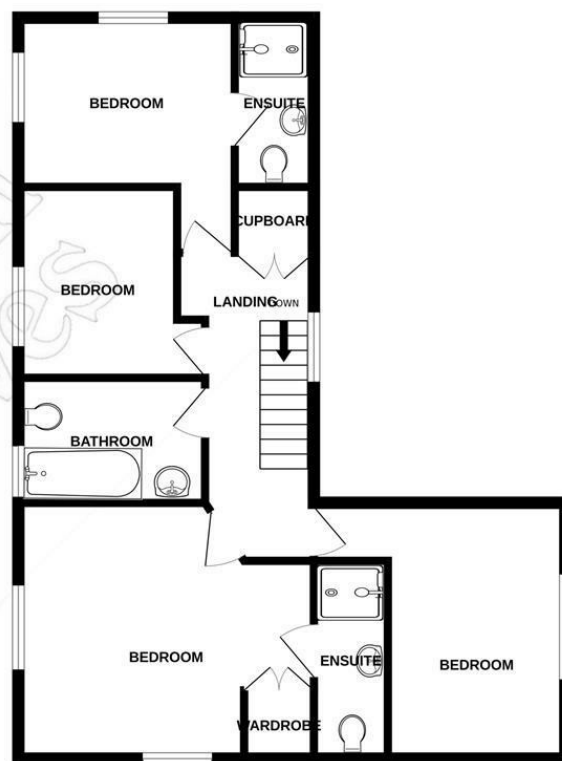
## AGENTS NOTE:

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.

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.  
Made with Metropix ©2023

