



Maple Way, Burnham-on-Crouch, Essex CM0 8DE
Price £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****DETACHED FAMILY HOME WITH STUNNING 110' REAR GARDEN!**** Positioned favourably on the edge of the ever sought after Maple Leaf development and therefore within walking distance of the centre of Burnham and its array of shops, restaurants, historic High Street, Marina and railway station is this vastly improved and extremely well maintained detached family home. The property offers scope and potential for extension (subject to the relevant permission) while currently the spacious living accommodation commences with an entrance porch leading to a light and airy hallway which in turn, provides access to a kitchen, cloakroom and impressively sized, dual aspect living/dining room with adjoining study. The first floor then offers a landing leading to a family bathroom and three well proportioned double bedrooms, one of which is complimented by built in wardrobes and a wonderful view down the impressive rear garden. Externally, the property enjoys a superb plot incorporating an impressive landscaped rear garden measuring approximately 110' with an array of attractively planted beds and trees throughout as well as some idyllic seating/entertaining areas, while a generous frontage provides extensive off road parking, a further garden area and access to a garage. Other improvements and benefits the property enjoys include replacement double glazed windows and doors and gas fired central heating. Viewing this property is strongly advised to fully appreciate the spacious and improved living accommodation on offer in addition to its' quite stunning rear garden. Energy Rating TBC.

FIRST FLOOR:

LANDING:

Return staircase with large obscure double glazed window to front, airing cupboard housing hot water cylinder, doors to:

BEDROOM 1:

13'1 + wardrobe depth x 10'5 (3.99m + wardrobe depth x 3.18m)
Double glazed window to rear, radiator, built in wardrobes.

BEDROOM 2:

10'7 x 10'1 (3.23m x 3.07m)

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

BEDROOM 3:

10'5 x 8'10 (3.18m x 2.69m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

6'11 x 6'1 (2.11m x 1.85m)

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower attachment and further shower over, pedestal wash hand basin and close coupled wc, wall mounted cabinet, tiled walls.

GROUND FLOOR:

ENTRANCE PORCH:

10'3 x 2'11 (3.12m x 0.89m)

Part obscure glazed upvc entrance door to front, obscure double glazed windows to front and side, radiator, tiled floor, part glazed door to:

HALLWAY:

Radiator, return staircase to first floor, large under stairs recess, built in storage cupboard, tiled floor, doors to:

CLOAKROOM:

4'9 x 2'5 (1.45m x 0.74m)

Obscure double glazed window to front, 2 piece white suite comprising wc with concealed cistern and wall mounted corner wash hand basin with tiled splashback, continuation of tiled floor.

KITCHEN:

12'7 > 9'9 x 7'10 (3.84m > 2.97m x 2.39m)

Double glazed window to front and obscure double glazed entrance door to side, extensive range of 'Shaker' style wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and double oven below, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, built in pantry cupboard, tiled splashbacks, continuation of tiled floor.

LIVING/DINING ROOM:

23'8 x 12'11 > 10'5 (7.21m x 3.94m > 3.18m)

Dual aspect room with double glazed sliding patio doors opening on to rear garden and double glazed windows to side and rear, 2 radiators, door to:

STUDY:

9'6 x 7'8 (2.90m x 2.34m)

Double glazed entrance door to rear, radiator, door into rear of garage.

EXTERIOR - REAR GARDEN:

approx 110' (approx 33.53m)

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with an array of established shrubs planted to one border and an attractive raised shingled area to the other side of the garden with further planted shrubs, greenhouse and further paved seating area. At the very rear of the garden are two storage sheds and water butts, exterior power point, wider than average side access path and gate leading to:

FRONTAGE:

Frontage is predominantly laid to lawn with two driveways either side, one of which provides access to:

GARAGE:

Up and over door to front, power and light connected, door at rear into study.

TENURE & COUNCIL TAX BAND:

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

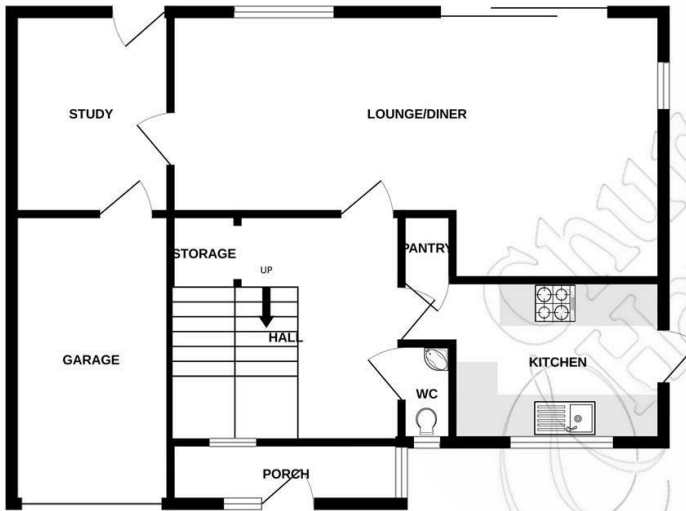
AGENTS NOTE:

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.

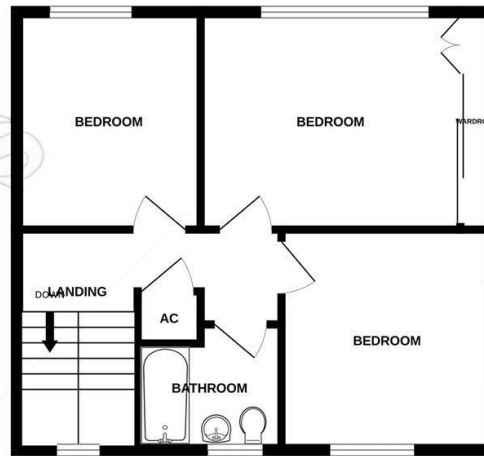
BURNHAM-ON-CROUCH

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.

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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