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Church & Hawes

Est.1977

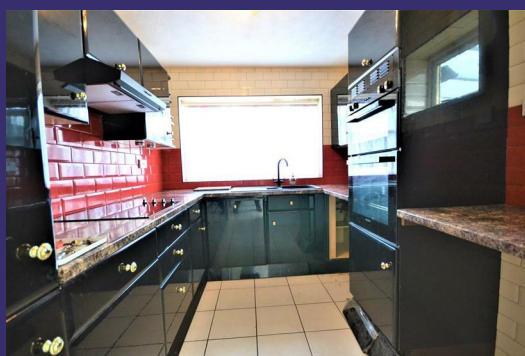
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2 Willow Close, Burnham-on-Crouch, Essex CM0 8DJ

Price £300,000

****NO ONWARD CHAIN**** Set along a quiet no through turning on the ever sought after Maple Leaf development within walking distance of the centre of Burnham and it's array of local amenities including railway station, is this deceptively spacious semi-detached bungalow. The property does require modernisation throughout, however, offers great potential and living space comprising two double bedrooms, living room, kitchen, shower room and conservatory at the rear. Externally, the property enjoys a low maintenance courtyard garden with store room/potential office, while the frontage offers extensive off road parking via a block paved driveway leading to a carport on the side which in turn provides access to a garage. Viewing is strongly advised. Energy Rating D.



ENTRANCE HALL:

Obscure double glazed entrance door to side, built in cupboard housing warm air central heating boiler, access to loft space, tiled floor, doors to:

KITCHEN: 9'3 x 7'10 (2.82m x 2.39m)

Double glazed windows to front and side, extensive range of black gloss fronted 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 electric hob with extractor over, built in eye level double oven, integrated dishwasher, space for fridge, freezer and washing machine, tiled walls and floor.

LIVING ROOM: 16'11 x 11'4 > 10' (5.16m x 3.45m > 3.05m)

Full height double glazed window to front.

SHOWER ROOM:

Obscure double glazed window to side, radiator, 3 piece white suite comprising close coupled WC, pedestal wash hand basin and fully tiled shower cubicle with sliding glass door, wall mounted cabinet, tiled walls and floor.

BEDROOM 1: 12'5 x 10'7 (3.78m x 3.23m)

Double glazed window to rear, sliding door wardrobes to remain.

BEDROOM 2/DINING: 9'3 > 8'8 x 8'2 (2.82m > 2.64m x 2.49m)

Double glazed sliding doors to rear, obscure double glazed window to side, tiled floor.

CONSERVATORY: 17'3 x 7'11 (5.26m x 2.41m)

Obscure double glazed entrance door and windows to both sides, double glazed window and French style doors to rear, part tiled walls, tiled floor.

EXTERIOR:

REAR GARDEN:

Low maintenance block paved courtyard garden with raised beds and borders, access to:

STORE ROOM/OFFICE: 9'6 > 8'2 x 8'3 (2.90m > 2.49m x 2.51m)

Part obscure double glazed entrance door to side, double glazed window to side, power and light connected, tiled floor.

FRONTAGE:

Low maintenance block paved frontage offering off road parking with gates opening to:

CAR PORT: 30'6 x 8'2 (9.30m x 2.49m)

Continuation of block paved driveway leading to:

GARAGE:

Up and over door to front, power and light connected.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Council Tax Band C.

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 7,500 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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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