



Cedar Grove, Burnham-on-Crouch, Essex CM0 8DQ  
Price £340,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Having been extended to the rear and therefore offering deceptively spacious living accommodation throughout is this semi-detached chalet style residence, positioned favourably on the ever sought after 'Maple Leaf' development and offers NO ONWARD CHAIN as well as convenient access within walking distance of an array of local amenities including supermarket, post office, doctors surgery and railway station in addition to Burnham's historic High Street & marina. Living accommodation commences with an inviting entrance hall leading to an 'L' shaped living room, shower room, double bedroom with adjoining dressing room and impressively sized kitchen/dining area at the rear. A spiral staircase leads up to a spacious landing with access to a further double bedroom as well as a generously sized family bathroom. Externally, the property enjoys a good sized yet generally low maintenance rear garden while the frontage offers extensive off road parking and access to a garage. This property is well worthy of early inspection to fully appreciate the size and potential on offer. Energy Rating D.

## FIRST FLOOR:

### LANDING:

Built in eaves storage cupboard, further built in storage cupboard with radiator, spiral staircase down to ground floor, doors to:

### BEDROOM:

11'7 x 10'10 (3.53m x 3.30m )

Window to rear, radiator, range of built in wardrobes with matching bedside and dresser unit, wood effect floor.

### FAMILY BATHROOM:

Obscure glazed window to side, 2 radiators both with towel rails attached, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, tiled walls and floor, inset downlights.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed composite entrance door to side, radiator, 2 built in storage cupboards, doors to:

### LIVING ROOM:

22'11 x 18'1 > 8'7 (6.99m x 5.51m > 2.62m )

Dual aspect room with double glazed windows to front and side, 2 radiators, fireplace with display mantle over, spiral staircase to first floor, tiled floor.

### SHOWER ROOM:

Obscure double glazed window to side, radiator, 3 piece white suite comprising close coupled wc, wall mounted wash hand basin with wall mounted cabinet over and shower area with floor drain, part tiled walls, extractor fan.

### DRESSING ROOM:

11'8 x 10'10 (3.56m x 3.30m )

Fitted with a range of built in wardrobes and vanity area, wood floor, arch opening to:

### BEDROOM:

8'11 x 7'9 (2.72m x 2.36m )

Double glazed window to rear, radiator, continuation of wood floor.

### KITCHEN:

10'10 x 7'11 (3.30m x 2.41m )

Double glazed window to side, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor over and oven below, integrated fridge, space and plumbing for washing machine, tiled walls and floor, open to:

### DINING ROOM:

13'8 x 7'9 (4.17m x 2.36m )

Obscure double glazed entrance door to side, double glazed sliding patio door opening onto rear garden, radiator, continuation of tiled floor.

## EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area to side of property leading to remainder with artificially turfed area surrounded by crazy paving and planted beds to borders, area in corner ideal for use as vegetable plot, exterior cold water tap and lighting, side access gate leading to:

## FRONTAGE:

Block paved driveway providing off road parking for up to 3 vehicles, remainder of frontage comprises an attractive planted shingled border, side access gate to rear garden, vehicular access to:

## GARAGE:

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

## TENURE & COUNCIL TAX BAND:

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

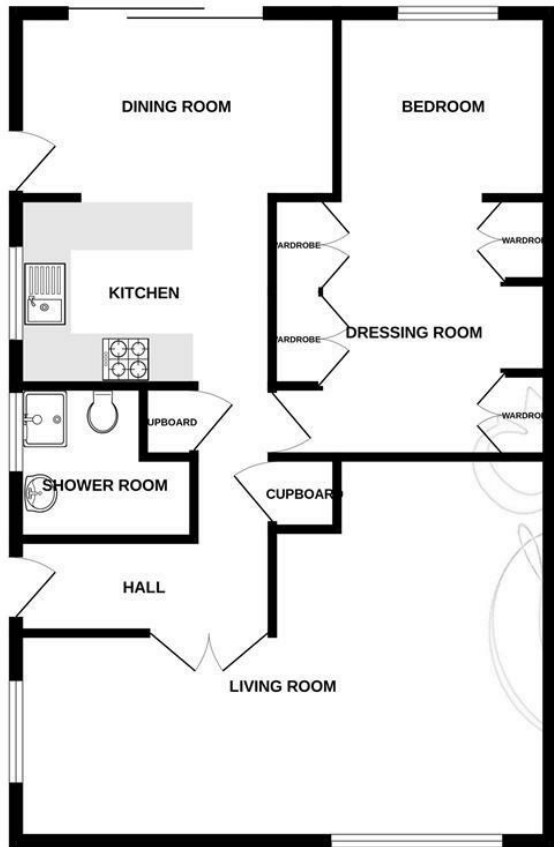
## BURNHAM-ON-CROUCH:

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 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.

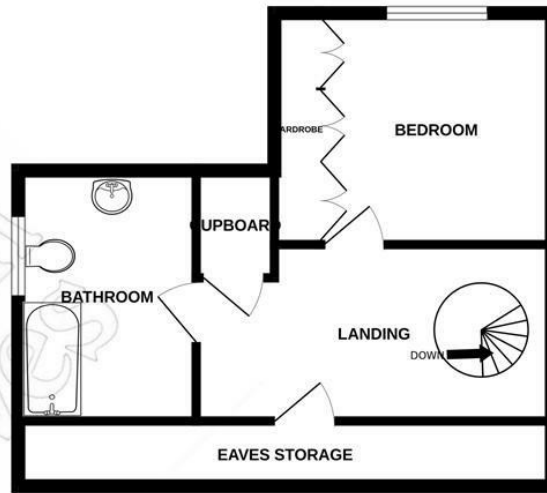
## AGENTS NOTE:

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.  
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