



Park Road, Burnham-On-Crouch, CM0 8ES  
Price £475,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set along one of Burnham's most favoured central turnings offering superb access to Burnham's Country Park, banks of the River Crouch, historic High Street, Marina, Sailing Clubs and railway station is this wonderfully spacious and well presented semi-detached chalet style family home. The property offers great potential to both improve and extend further if required (STP), however already offers great living space commencing on the ground floor with an entrance porch opening to an inviting hallway which in turn provides access to an open plan living/dining room with conservatory at the rear, ground floor bedroom, cloakroom and impressive kitchen/breakfast room with adjoining utility room. The first floor then provides an airy landing leading to a superbly sized, dual aspect master bedroom in addition to a further bedroom, family bathroom and separate shower room. Externally, the property enjoys a simply stunning rear garden which measures approx. 71' and has been cared for meticulously by the present owner over a number of years, while the frontage provides a further garden area and a driveway which offers off road parking and access to a garage. Properties of this ilk and in this most sought after of locations are rare to the market so an early inspection is strongly advised. Energy Rating E.

#### FIRST FLOOR:

##### LANDING:

Double glazed window to rear, radiator, airing cupboard housing hot water cylinder, doors to:

##### BEDROOM 1:

17'10 x 16'1 (5.44m x 4.90m )

Dual aspect room with double glazed Velux window to front and double glazed window to rear, radiator, range of built in wardrobes and eaves storage cupboards, access to loft space.

##### BEDROOM 2:

13' x 9'3 (3.96m x 2.82m )

Double glazed window to side, radiator, eaves storage cupboard and built in wardrobe.

##### BATHROOM:

Obscure double glazed window to side, radiator, 3 piece white suite comprising wood panelled bath with shower over, wc with concealed cistern and wash hand basin set in tiled surround on vanity unit with storage cupboard below, tiled walls, wood effect floor.

##### SHOWER ROOM:

Obscure double glazed window to rear, radiator, fully tiled walk-in shower with curtail rail.

#### GROUND FLOOR:

##### ENTRANCE PORCH:

Double glazed French style entrance doors to front, double glazed windows either side, tiled floor, door to:

##### HALLWAY:

Obscure double glazed entrance door to front, radiator, staircase to first floor with built in under stairs storage cupboard, doors to:

##### BEDROOM/SITTING ROOM:

12'11 x 12'6 + bay (3.94m x 3.81m + bay )

Double glazed bay window to front with window seat, radiator, exposed brick fireplace with display mantle over.

##### LIVING ROOM:

13' x 12'6 + bay (3.96m x 3.81m + bay )

Double glazed bay window to front, radiator, open to:

##### DINING ROOM:

12'7 x 11'1 (3.84m x 3.38m )

Radiator, double glazed sliding doors to:

##### CONSERVATORY:

9'2 x 2'6 (2.79m x 0.76m )

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback, wood effect floor.

##### KITCHEN/BREAKFAST ROOM:

18'3 x 12'6 > 9'2 (5.56m x 3.81m > 2.79m )

Double glazed sliding patio door opening onto rear garden, obscure double glazed entrance door to side, double glazed window to side, radiator, 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 5-ring gas hob with extractor hood over and oven below, space for under counter fridge, part tiled walls, wood effect floor.

##### UTILITY:

9'2 x 6'5 (2.79m x 1.96m )

Double glazed entrance door and window to rear, roll edged work surface with space and plumbing below for washing machine, wall mounted storage units over, space for fridge/freezer, door into rear of garage.

#### EXTERIOR:

##### REAR GARDEN:

approx 71' (approx 21.64m )

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with a range of mature and established beds to borders, porcelain paved patio seating area at rear leading to greenhouse and timber storage shed.

##### FRONTAGE:

Further garden area which is laid to lawn with planted beds and borders, block paved driveway providing off road parking and access to:

##### GARAGE:

18'9 x 10'4 (5.72m x 3.15m)

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

##### TENURE & COUNCIL TAX BAND:

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

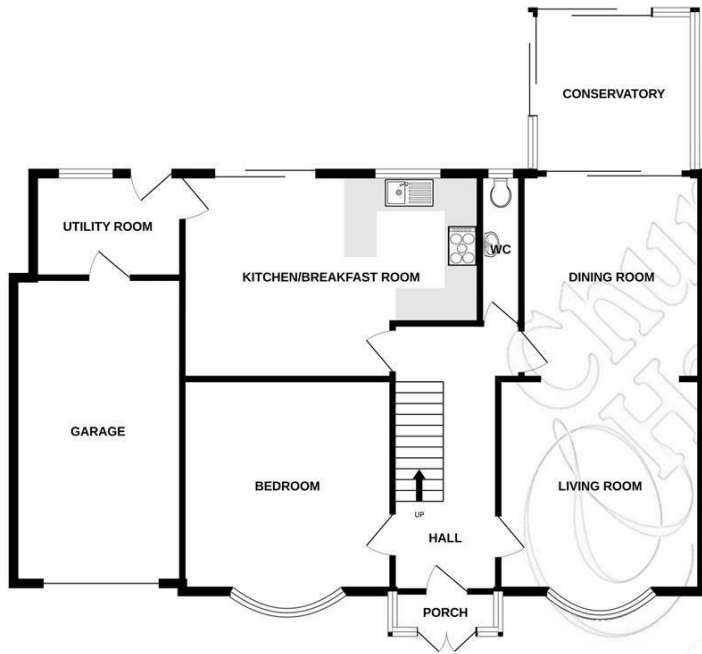
##### BURNHAM-ON-CROUCH:

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 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.

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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