



Remembrance Avenue, Burnham-on-Crouch , Essex CM0 8HA  
Price £895,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offering quite superb and direct views across the picturesque Burnham Country Park & River Crouch from several rooms is this stylishly presented five bedroom town house set on the ever sought after Burnham Shores Development built to an exceptionally high standard by Lynton Homes in 2017. Extremely generous and flexible living accommodation is set over four floors with an impressive layout designed to maximise space and allowing for a wonderful flow with an array of natural light flooding through full height windows to several rooms and balcony views off some of the living and bedroom areas. The sizeable living accommodation commences on the ground floor with a spacious entrance hall leading to a utility room at the rear and cloakroom. Central to the first floor is a landing providing access to a triple aspect living room with Juliet balconies to all aspects, with one in particular enjoying the aforementioned stunning views, study and impressive kitchen/diner with integrated appliances and Quartz work surfaces. The second floor then offers a family bathroom as well as three wonderfully sized double bedrooms, two of which are complimented by impressive en-suite shower rooms and built in storage. The third and top floor offers another landing area leading to two further double bedrooms, again that enjoy stunning river and park views and a shower room. Externally, the property enjoys an attractive and manageable rear garden while the frontage provides off road parking and access to a double garage with electric door. Further notable features include underfloor heating throughout the whole of the first floor and a Premier Guarantees structural warranty. Viewing is highly recommended to fully appreciate the position of the property and standard of living accommodation on offer. Energy Rating B.



### THIRD FLOOR:

#### LANDING:

Double glazed window to rear, built in double storage cupboard with hanging space and shelving, staircase down to second floor, doors to:

#### BEDROOM: 19'8 max x 17'6 max (5.99m max x 5.33m max )

Triple aspect room with double glazed windows to front and side, double glazed Velux window to rear, radiator, access to loft space.

#### BEDROOM: 10'8 max x 9'3 max (3.25m max x 2.82m max )

Double glazed window to front with views over park and towards river, radiator, built in storage cupboard with shelving.

#### SHOWER ROOM:

Double glazed Velux window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with both handheld and overhead shower heads, close coupled WC and wash hand basin set on wall hung vanity unit with storage drawers below and tiled splashback, wood effect floor.

### SECOND FLOOR:

#### LANDING:

Staircase to first and third floors, radiator, doors to:

#### BEDROOM: 17'7 x 17'3 (5.36m x 5.26m )

Dual aspect room with full height double glazed windows to front and side, radiator, built in wardrobe with hanging space and shelving, door to:

#### EN-SUITE:

Obscure double glazed window to rear, large chrome ladder radiator, 4 piece white suite comprising panelled bath with mixer tap, shower attachment and tiled splashback, shower cubicle with both handheld and overhead shower heads, close coupled WC and wash hand basin set on wall hung vanity unit with storage drawers below and tiled splashback, wood effect floor, inset downlights, extractor fan.

#### FAMILY BATHROOM:

Obscure double glazed window to rear, large chrome ladder radiator, 3 piece white suite comprising panelled bath with mixer tap, shower attachment and tiled splashback, close coupled WC and wall hung wash hand basin with tiled splashback, wood effect floor, inset downlights, extractor fan.

#### BEDROOM: 12'10 x 10'1 (3.91m x 3.07m )

Double glazed French style doors opening onto Juliet balcony to front, radiator, door to:

#### EN-SUITE:

Large chrome ladder radiator, 3 piece white suite comprising fully tiled curved corner shower with both handheld and overhead shower heads, close coupled WC and wall hung wash hand basin with tiled splashback, wood effect floor, inset downlights, extractor fan.

#### BEDROOM: 9'11 max x 9'10 max (3.02m max x 3.00m max )

Double glazed French style doors opening onto Juliet balcony to rear, radiator, built in wardrobe with both hanging space and shelving.

### FIRST FLOOR:

#### LANDING:

Staircase to both ground and second floors, built in under stairs storage cupboard, doors to:

#### KITCHEN/DINING ROOM: 21'3 x 17'3 > 10'8 (6.48m x 5.26m > 3.25m )

Dual aspect room with double glazed window to front and double glazed French style doors opening onto Juliet balcony to rear, extensive range of wall and base mounted storage units including pan drawers, Quartz work surfaces with inset 1 ½ bowl/single drainer sink unit with drainer grooves to side, built in 4-ring Neff electric hob with glass extractor hood over, built in eye level oven and microwave oven, integrated fridge/freezer and dishwasher, matching upstands, tiled floor, inset downlights.

#### STUDY: 9'11 x 5'3 (3.02m x 1.60m )

Double glazed window to rear.

#### LIVING/DINING ROOM: 23'3 x 13'10 (7.09m x 4.22m )

Triple aspect room with double glazed French style doors opening onto Juliet balconies to front, side and rear.

### GROUND FLOOR:

#### ENTRANCE HALL: 11'4 x 7'10 max (3.45m x 2.39m max)

Obscure double glazed entrance door to front, full height windows to front, radiator, built in double storage cupboard with both hanging space and shelving, further built in under stairs storage cupboard, staircase to first floor, doors to:

#### CLOAKROOM: 5'9 x 4'11 (1.75m x 1.50m )

Radiator, 2 piece white suite comprising close coupled WC and wall hung wash hand basin with tiled splashback, tiled floor, extractor fan.

#### UTILITY: 14'10 x 8'10 (4.52m x 2.69m )

Double glazed French style doors opening onto rear garden, radiator, range of wall and base mounted storage units, Quartz work surfaces with inset single bowl sink unit, space and plumbing for washing machine and either tumble dryer or wine fridge, tiled floor, extractor fan.

#### EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with attractive shingled border, timber storage shed, cold water tap and lighting, side access gate, obscure double glazed personal door into rear og:

#### GARAGE: 20'9 max x 16'4 (6.32m max x 4.98m )

Wonderfully sized garage with electric roller shutter door to front,

power and light connected, built in storage cupboard at rear, obscure double glazed French style doors at rear opening onto garden, accessed via:

#### FRONTAGE:

Block paved driveway providing off road parking for two/three vehicles providing access to the double garage, remainder of frontage is laid to lawn.

#### TENURE & COUNCIL TAX:

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

#### AGENTS NOTE:

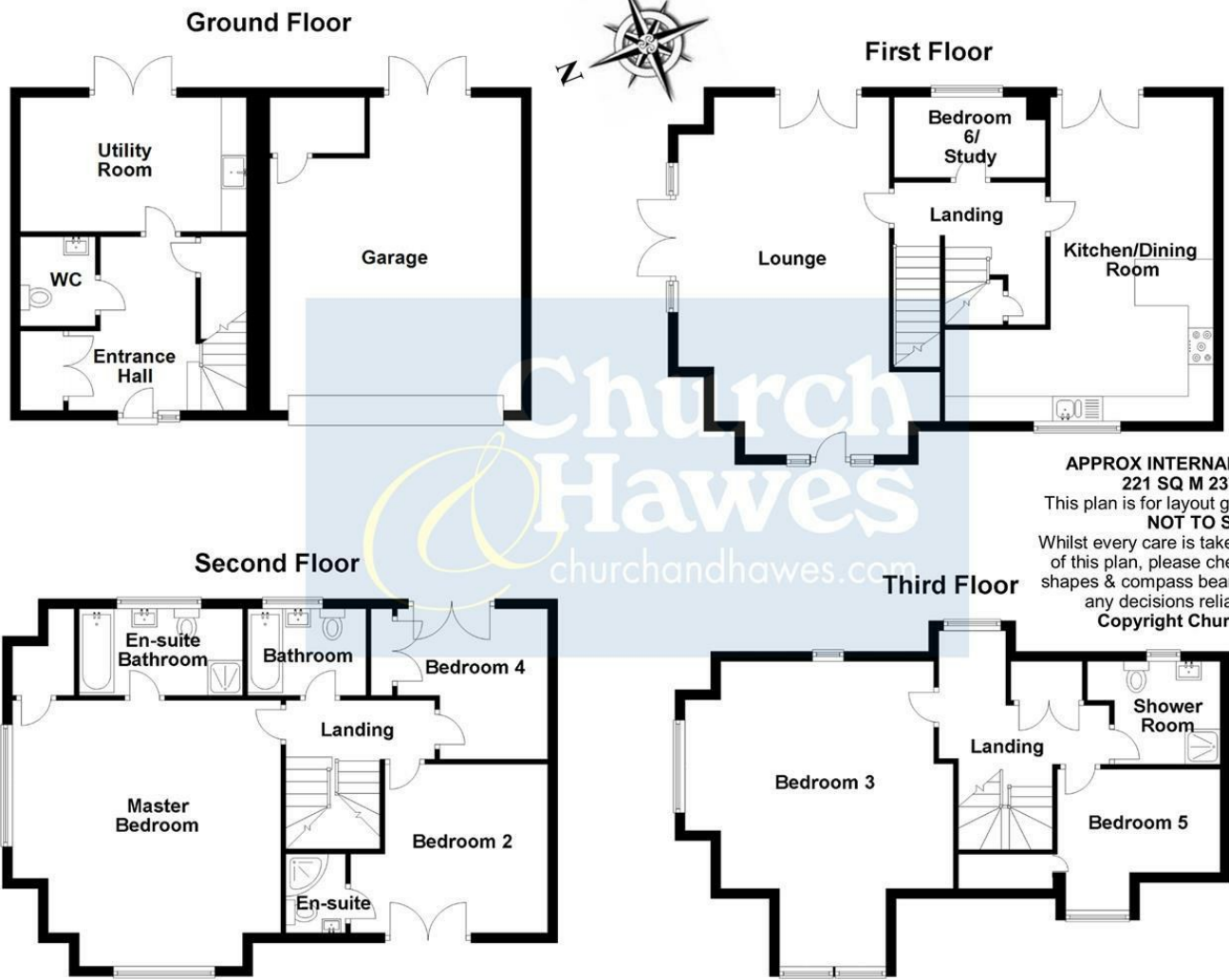
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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, 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.







Church  
& Hawes  
churchandhawes.com

**APPROX INTERNAL FLOOR AREA**  
 221 SQ M 2375 SQ FT  
 This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
 Copyright Church & Hawes

