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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 29 Mildmay Road, Burnham-on-Crouch, Essex CM0 8ED £1,500 PCM

**\*AVAILABLE EARLY MAY\*** Set along one of Burnham's most favoured established turnings within walking distance of it's historic High Street and railway station is this extended Edwardian semi-detached family home which has undergone various improvements throughout. The property enjoys substantial and deceptively spacious living accommodation which has been tastefully presented throughout, commencing on the ground floor with an entrance hall leading to three reception rooms, refitted kitchen and conservatory/utility area at the rear. The remaining accommodation is spread over three further floors and comprises four double bedrooms, a shower room with adjoining dressing area and family bathroom. Externally is an impressive rear garden with timber built outbuilding while the frontage provides a driveway for one small vehicle. Private working tenants only, **NO PETS CONSIDERED**. Viewing strongly advised. Energy Rating D.



**UPPER SECOND FLOOR - LANDING:**

Double glazed Velux window, staircase down to 2nd floor, wood effect floor, door to:

**BEDROOM: 18'5 x 15'10 max (5.61m x 4.83m max)**

Double glazed Velux windows to front and rear, 3 radiators, wood effect floor.

**SECOND FLOOR - LANDING:**

Staircase to first floor, wood effect floor, doors to:

**SHOWER ROOM:**

Two double glazed Velux windows to side, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door and screen, close coupled WC and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, range of built in storage cupboards, part wood effect/part tiled floor, part tiled walls, inset downlights.

**FIRST FLOOR - LANDING:**

Staircase to ground and second floors, wood effect floor, doors to:

**BEDROOM: 15'9 x 14'6 (4.80m x 4.42m)**

Double glazed window to front, vertical radiator, wood effect floor, alcove with wardrobe to remain, inset downlights.

**BEDROOM: 11'7 x 10'1 (3.53m x 3.07m)**

Double glazed sash windows to rear, radiator, 2 built in wardrobes, wood effect floor.

**BEDROOM: 13'3 x 10'1 (4.04m x 3.07m)**

Double glazed sash windows to rear, vertical radiator, wood effect floor, inset downlights.

**FAMILY BATHROOM:**

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled WC and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, part tiled walls, tiled floor, inset downlights, extractor fan.

**GROUND FLOOR:**

**ENTRANCE HALL:**

Obscure double glazed composite entrance door to front, radiator, staircase to first floor, parquet wood floor, doors to:

**LIVING ROOM: 12'5 + bay x 12'2 (3.78m + bay x 3.71m)**

Double glazed sash window to front, radiator, cast iron fireplace with display mantle over, exposed wood floorboards, open to:

**DINING ROOM: 11'6 x 10'1 (3.51m x 3.07m)**

Double glazed entrance door to rear, radiator, cast iron feature fireplace with display mantle over, exposed wood floorboards.

**CLOAKROOM:**

Two piece white suite comprising low level WC and wall mounted wash hand basin, part tiled walls, parquet floor, extractor fan.

**SITTING ROOM: 10'11 x 10'10 (3.33m x 3.30m)**

Double glazed sash window to side, radiator, cast iron feature fireplace, with display mantle over, built in storage cupboards and display cabinets, exposed wood floorboards, door to:

**KITCHEN: 10' x 9'8 (3.05m x 2.95m)**

Double glazed sash window to side, radiator, refitted kitchen with range of matching cream floss fronted wall and base mounted storage units and display cabinets, granite work surfaces with inset 1 1/2 bowl/single drainer ceramic sink unit, built in 4-ring gas hob with extractor hood over, built in eye level double oven, cupboard housing shelving and drawers, space and plumbing for washing machine, tiled walls, wood effect floor, driveway to:

**CONSERVATORY/UTILITY: 12'5 max x 11'4 (3.78m max x 3.45m)**

Double glazed French style doors opening onto rear garden, further double glazed entrance door to side, full height double glazed windows to side and rear, granite work surface with inset fridge and freezer below.

**EXTERIOR - REAR GARDEN:**

Commencing with a block paved seating area leading to remainder which is predominantly laid to lawn with planted beds and borders leading to timber built outbuilding with power and light connected, exterior cold water tap, side access gate leading to:

**FRONTAGE:**

Block paved driveway providing off road parking, side access path and gate leading to rear garden.



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Plan produced under the Marketing Act

