

Paul Mason Associates



Endeavour Way, Burnham-On-Crouch, CM0 8FY

£325,000

- Two Double Bedrooms
- 7 Years NHBC Warrantee Remaining
- Driveway Parking
- Well Presented Throughout
- Landscaped Rear Garden
- Modern Bathroom
- Upgraded Kitchen
- Lounge/Diner
- Ground Floor Cloakroom
- EPC - B

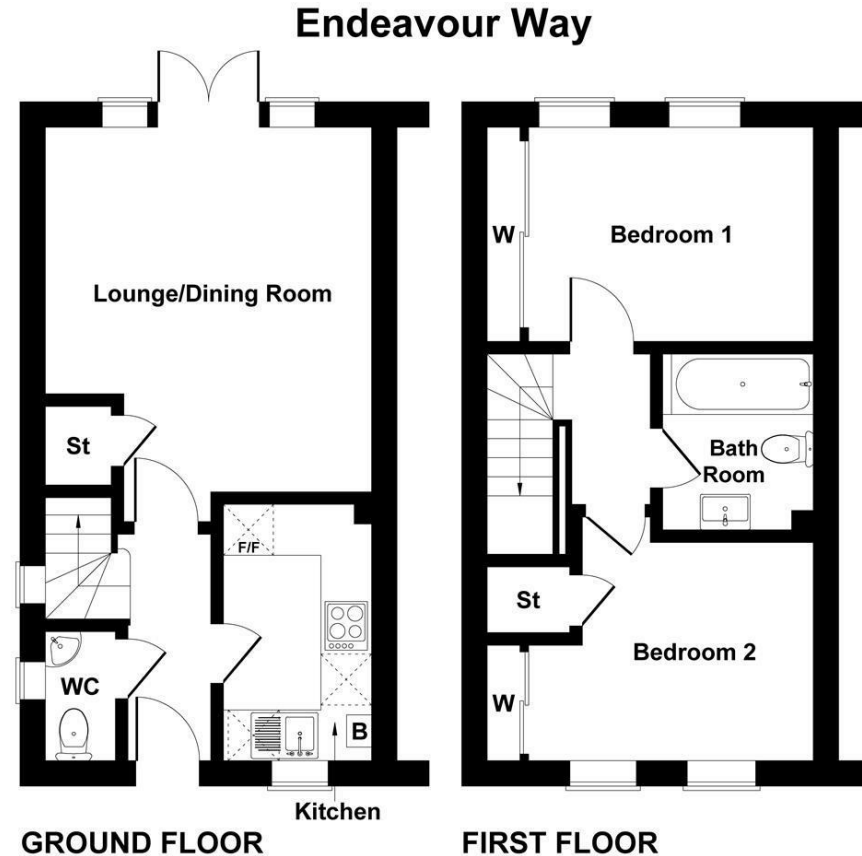
This incredibly well presented semi-detached property is located in the waterside village of Burnham-On-Crouch. The historic town is situated on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town centre is full of charm with its character properties and listed buildings. The town is most known for its yachting centre with the marina having 350 berths, making the town an ideal location for boating enthusiasts. There are plenty of amenities including a train station, golf club, cinema, launderette, post office, pharmacies, shops, a primary and high school and 22 licenced drinking establishments. The town hosts an array of events for both adults and children including the illuminated carnival which has been ongoing for more than 100 years, a Halloween history tour, craft fairs, markets and even a charity fund raising pub crawl.

Built in 2021, this beautiful two bedroom house benefits from approximately 7 years NHBC warrantee. The accommodation commences an entrance hall with stairs to the first floor and doors to the kitchen, cloakroom and lounge/dining room which overlooks the rear garden. To the first floor, the landing provides access to two double bedrooms and a three piece bathroom suite. Externally, to the front, the property benefits from a driveway which provides off road parking for three cars and access to the rear garden via the side gate. The garden is fenced to boundaries and mainly laid to lawn with a raised flower bed to the rear and side with a verity of decorative flowers and shrubs. To appreciate the property on offer, viewing comes highly recommended.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	<b>98</b>		
<b>83</b>			

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Not to Scale. Produced by The Plan Portal 2024  
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## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

3.07m x 1.78m (10'1" x 5'10")

#### Lounge/Diner

4.37m x 3.91m (14'4" x 12'10")

#### Cloakroom

1.55m x 0.84m (5'1" x 2'9")

### FIRST FLOOR

#### Landing

#### Bedroom One

3.91m x 2.57m (12'10" x 8'5")

#### Bedroom Two

3.91m x 2.92m (12'10" x 9'7")

#### Bathroom

1.80m x 1.91m (5'11" x 6'3")

### EXTERIOR

#### Frontage

#### Rear Garden

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

#### Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

#### Important Notices

We wish to inform all  
prospective purchasers that we  
have prepared these particulars  
including text, photographs and  
measurements as a general  
guide. Room sizes should not be  
relied upon for carpets and  
furnishings. We have not  
carried out a survey or tested  
the services, appliances and  
specific fittings. These  
particulars do not form part of a  
contract and must not be relied  
upon as statement or  
representation of fact.



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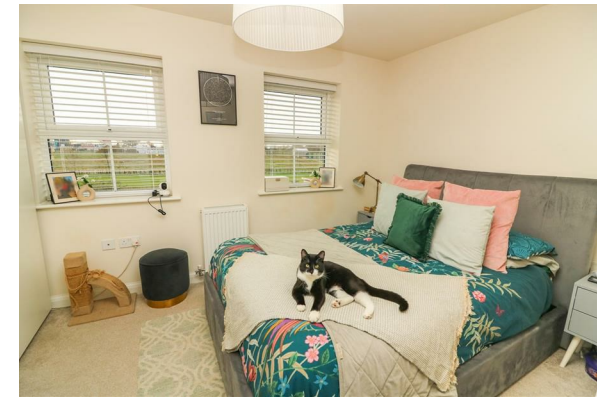
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Sales | Lettings | Development | Investment

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