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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



91a Maldon Road, Burnham-On-Crouch, Essex CM0 8NP Offers in excess of £500,000

Located down a long private driveway in this sought after area of town is this brand new two bed detached bungalow which, in our opinion, is finished to a high standard throughout. The bungalow is situated within a short walk of local amenities including Burnham's railway station, supermarket, doctor's surgery, post office and other local shops. The bungalow sits centrally in its own grounds, benefiting from landscaped gardens and extensive driveway parking. Internally the accommodation comprises the aforementioned two double bedrooms, en-suite shower room to the master, bathroom, entrance hallway, open plan kitchen/dining/living room and separate utility room. The bungalow has under floor heating throughout and is being sold with a 10 year NHBC Warranty. NO ONWARD CHAIN. EPC:TBC.



ENTRANCE HALLWAY:

A light and airy entrance hallway with part glazed composite door with side lights to either side, tiled floor, spotlights, doors to:

BATHROOM: 7'6 x 7'1 (2.29m x 2.16m)

Obscure double glazed window to front, chrome heated towel rail, 3 piece suite comprising panelled bath with rainfall and handheld shower over and glass screen, concealed cistern WC and wash hand basin set on vanity storage unit, tiled walls and floor, spotlights.

BEDROOM 2: 12'4 x 8'6 (3.76m x 2.59m)

Double glazed window to front, spotlights.

MASTER BEDROOM: 15'7 x 13'3 (4.75m x 4.04m)

Double glazed window to rear, spotlights, door to:

EN-SUITE: 8'3 x 6'3 (2.51m x 1.91m)

Obscure double glazed window to side, chrome heated towel rail, 3 piece suite comprising walking in shower with rainfall and handheld shower and glass screen, concealed cistern WC and wash hand basin set on vanity storage unit, tiled walls and floor, spotlights.

UTILITY ROOM/STUDY: 13'3 x 5'11 (4.04m x 1.80m)

Part glazed door to rear, sink set in Quartz work tops with matching upstands, range of wall and base mounted storage units with integrated washing machine and tumble dryer, tiled floor, spotlights.

OPEN PLAN KITCHEN/LIVING AREA:

KITCHEN AREA: 16'1 x 12'9 (4.90m x 3.89m)

Double glazed window to front, good range of wall and base mounted storage units, sink set in Quartz work surfaces with matching upstands, matching breakfast bar with cupboards below, eye level double oven, hob with extractor over, integrated fridge/freezer and dishwasher, tiled floor, spotlights.

LIVING AREA: 16'1 x 13'3 (4.90m x 4.04m)

Bifold doors opening to rear garden, spotlights.

EXTERIOR:

The property sits centrally within the plot with gardens to rear, side and front which are laid to lawn, paved porcelain patio seating area from living room with matching path to sides, fenced to boundaries.

FRONTAGE:

The property is approached via a long tarmac and tar and shingled driveway through a 5 bar wooden gate. There is also a paved driveway area immediately to the side of the bungalow which provides off road parking for numerous vehicles. The remainder of the frontage is laid to lawn with beds for planting either side of the driveway.

TENURE & COUNCIL TAX:

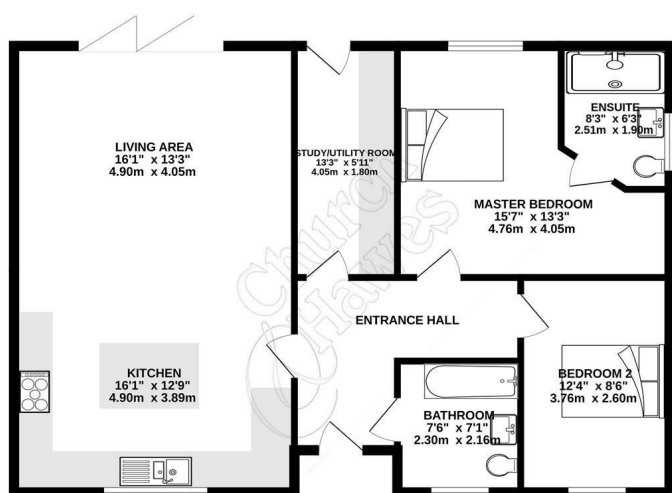
The property is being sold freehold and is Council Tax Band TBC.

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, elevations, views 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, fixtures and appliances shown have not been tested and no guarantee is given for their availability or efficiency on completion. Made with Metropop (2023) ©

