



Grangewood Park Avenue, Burnham-on-Crouch , Essex CM0 8FF  
Price £475,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

An immaculately presented and much improved four bedroom detached house located on this favoured development in Burnham on Crouch.

The sellers have made numerous improvements to the property including solar panels with battery storage, log burner in living room and outside cabin with power and light connected currently used as a bar entertainment room, easily converted to a home office. The living accommodation includes the aforementioned four double bedrooms, re fitted en-suite and family bathroom, large landing, whilst the ground floor boasts entrance hallway, cloakroom, living room, dining room and an open plan re fitted kitchen (with appliances)/dining/family room. Externally the property boasts an independent driveway providing off road parking for 2 vehicles, a single garage with electric roller door and a southerly facing rear garden. Energy Rating B. Viewing come highly recommended to appreciate all that is on offer.



## VILLAGE OF BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renowned 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, independent 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 NOTE (SOLAR PANELS):

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

We have been advised that 14x 430W PV Panels are installed on the roof, totalling 6.02kw with x2 4.8kw batteries.

## FIRST FLOOR:

**MASTER BEDROOM: 13'4 x 9'9 (4.06m x 2.97m)**

## EN-SUITE:

**BEDROOM 2: 11'3 x 9'1 (3.43m x 2.77m)**

**BEDROOM 3: 9'9 x 9'1 (2.97m x 2.77m)**

**BEDROOM 4: 11'4 x 6'11 (3.45m x 2.11m)**

## BATHROOM:

## LANDING:

## GROUND FLOOR:

## ENTRANCE HALLWAY:

## CLOAKROOM:

**LIVING ROOM: 15'11 x 10'7 (4.85m x 3.23m)**

**DINING ROOM: 9'9 x 8'2 (2.97m x 2.49m)**

**KITCHEN/BREAKFAST/LIVING ROOM: 22'10 x 11' (6.96m x 3.35m)**

## EXTERIOR - FRONTEAGE:

Independent driveway provides parking for 2 vehicles, electric vehicle charging point, attractive planting to front border.

## GARAGE:

Roller door to front, power and light connected, single door to rear garden.

## REAR GARDEN:

A low maintenance rear garden commencing with a paved patio seating area with the remainder laid to lawn with fenced boundaries. There is a timber garden storage shed and timber log cabin with power and light connected, currently used as a bar/entertainment room.

## TENURE & COUNCIL TAX BAND:

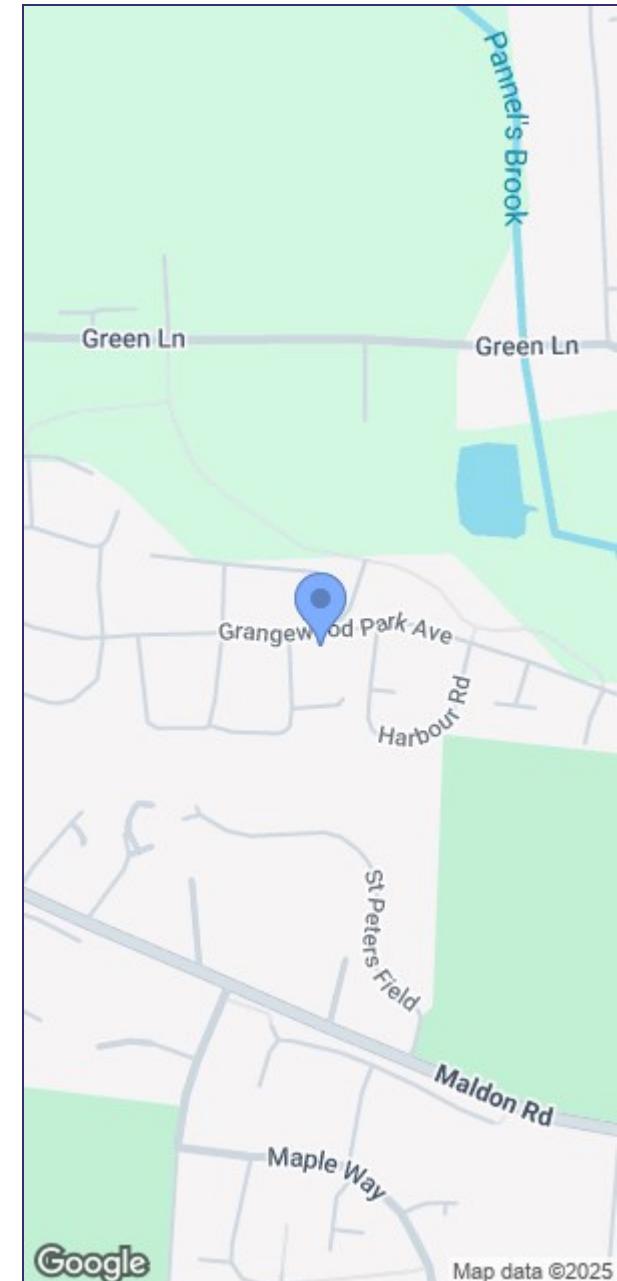
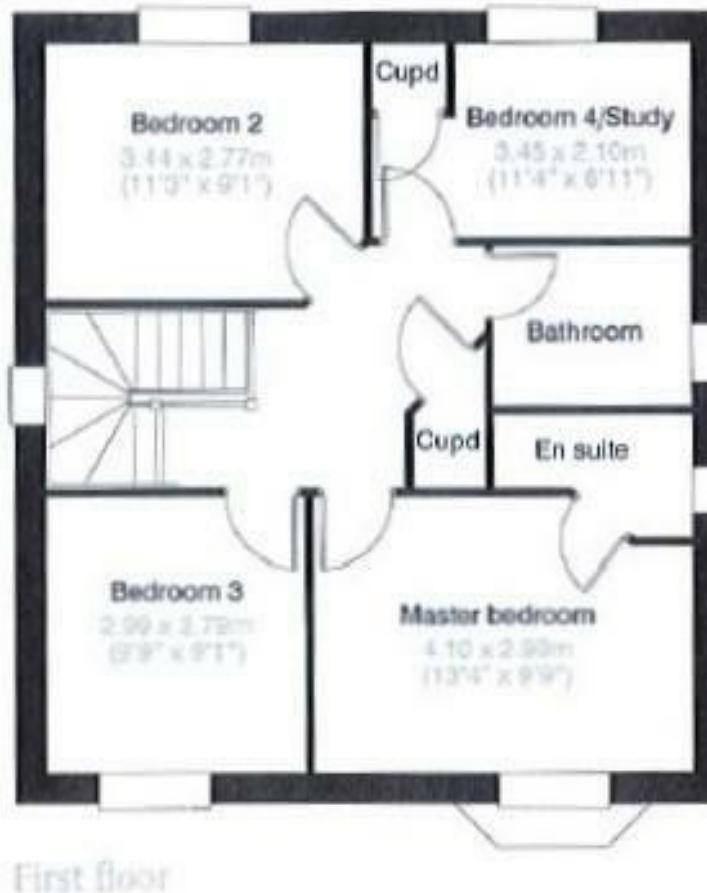
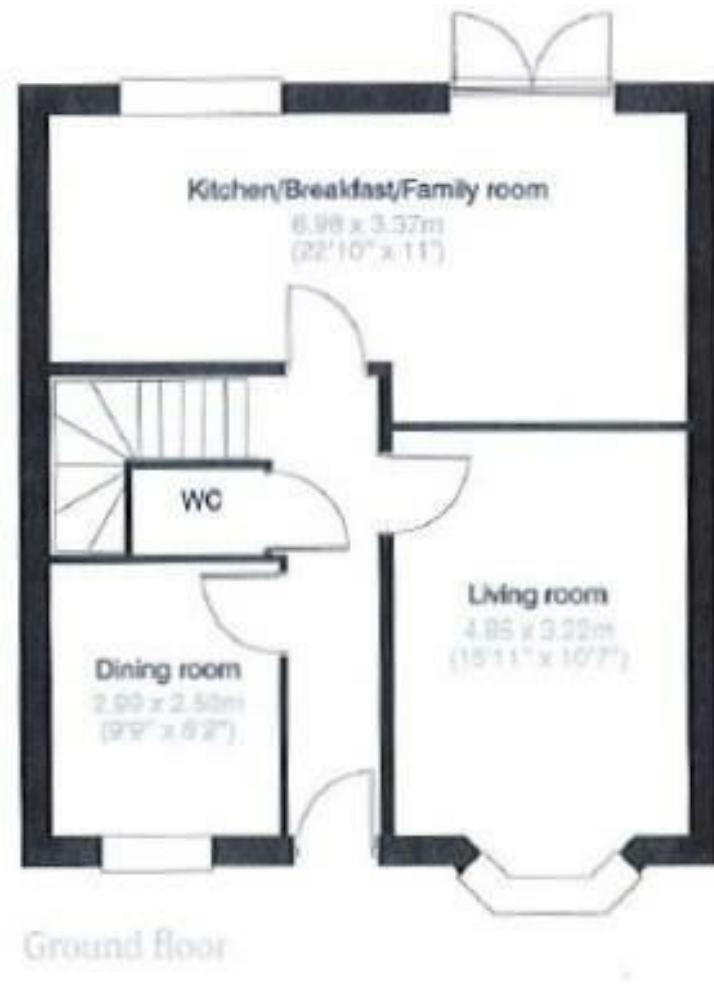
This property is being sold freehold and is Tax Band E. Estate Maintenance charge approx. £310 p.a. (paid Jan.2025)

## 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.











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&  
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