



West Ley, Burnham-on-Crouch , Essex CM0 8LH  
Guide price £340,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*GUIDE PRICE £340,000 TO £350,000\*\* \*\*VASTLY IMPROVED & DECEPTIVELY SPACIOUS BUNGALOW!\*\*** Positioned favourably along one of Burnham's most favoured turnings in the centre of the town within walking distance to school, supermarket, doctors surgery, post office, railway station, which offers direct links into London Liverpool Street, and historic High Street with its array of popular pubs, restaurants and river frontage, is this vastly improved and wonderfully maintained bungalow. Living accommodation comprises two double bedrooms, living room, kitchen/breakfast room, family bathroom and conservatory across the rear which also serves as a dining area. Externally, the property enjoys an attractive, low maintenance courtyard garden while off road parking for up to 3 vehicles is on offer to the front via a block paved driveway. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating C.



**ENTRANCE HALLWAY: 1'5 x 6'11 (0.43m x 2.11m)**

Part glazed entrance door to front, radiator with wooden surround, tiled flooring, access to loft space, storage cupboard.

**BEDROOM 1: 12'6 x 10'4 (3.81m x 3.15m)**

Double glazed window to front, radiator with wooden surround.

**BEDROOM 2: 9'7 x 8'10 (2.92m x 2.69m)**

Double glazed window to front, radiator, wall length wardrobe with sliding doors.

**BATHROOM: 8'1 x 5'5 (2.46m x 1.65m)**

Two obscure double glazed windows to side, four piece white suite comprising tiled shower cubicle, panelled bath, hidden cistern wc, wash hand basin set on vanity storage unit, part tiled walls, tiled flooring, built in storage cupboard with space and plumbing for washing machine.

**KITCHEN: 16'1 x 8'9 (4.90m x 2.67m)**

Double glazed windows to rear, re fitted kitchen comprising stainless steel sink unit set in roll edge work surfaces, four ring ceramic hob with extractor hood over and single oven below, extensive range of fitted wall and base mounted units with integrated dishwasher, space for American style fridge/freezer, porcelain tiled flooring, under floor heating, opening to:-

**CONSERVATORY: 20'1 x 8'8 (6.12m x 2.64m)**

Brick built base with the remainder being UPVc construction, windows to all aspects, sky light, radiator, porcelain tiled flooring, sliding doors opening to:-

**LIVING ROOM: 16'6 x 10'10 (5.03m x 3.30m)**

Gas fire, radiator, laminate flooring.

**EXTERIOR -FRONT:**

An independent block paved driveway to the front of the property providing parking for a minimum of 3 vehicles, close board fenced boundaries.

**REAR GARDEN:**

A low maintenance southerly facing rear garden which has been recently landscaped with sandstone paviors, newly installed close board fencing to boundaries. There

are a number of outbuildings to main including a lean to storage shed, timber garden storage shed and fully insulated cabin building with power and light connected, ideal for a home office or salon.

**TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band C.

**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:**

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. 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.

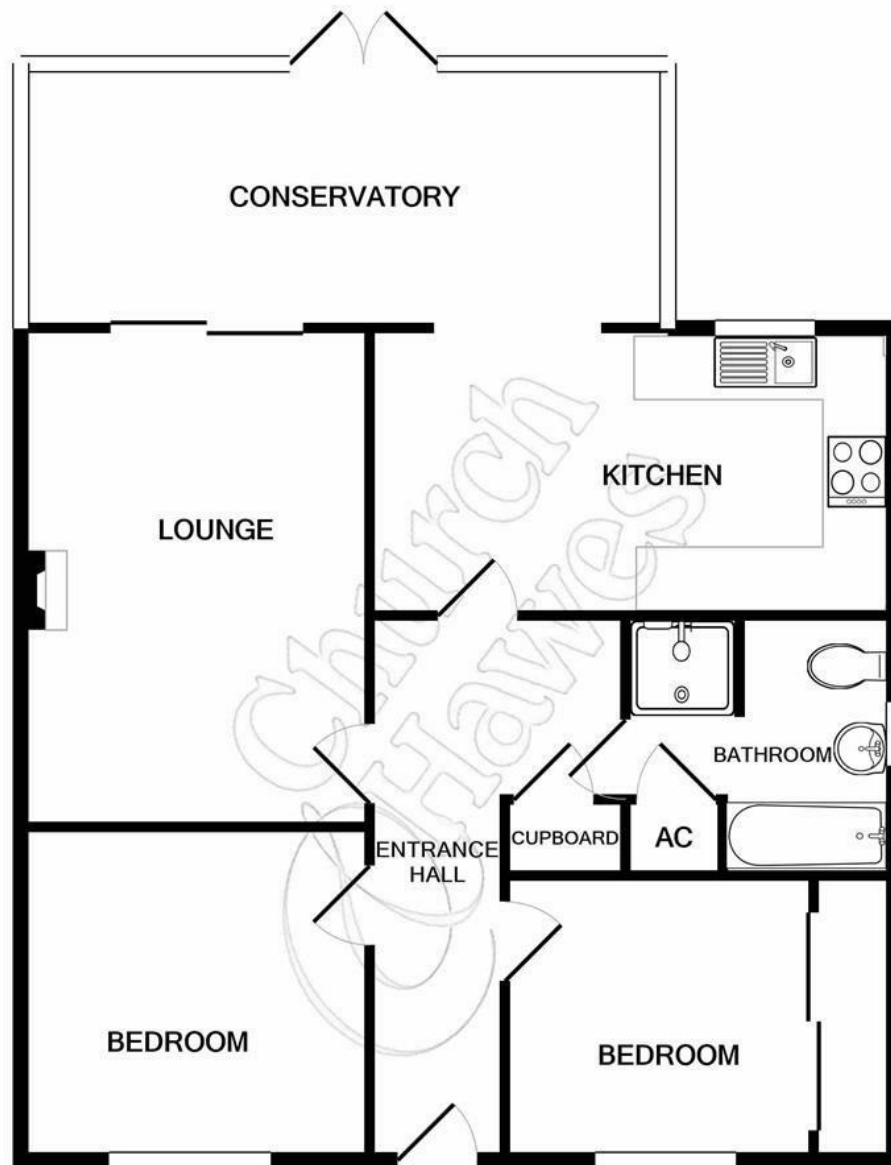












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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