



Fernlea Road, Burnham-on-Crouch, Essex CM0 8EX  
Guide price £350,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



[www.churchandhawes.com](http://www.churchandhawes.com)

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

[burnham@churchandhawes.com](mailto:burnham@churchandhawes.com)

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**\*\* REQUIRING MODERNISATION\*\*GUIDE PRICE £350,000 - £375,000\*\*** - Prime Central Location – No Onward Chain – Located in one of Burnham-on-Crouch's most desirable and central residential roads, this deceptively spacious four-bedroom detached home offers an exceptional opportunity for buyers seeking to renovate and personalise a property in a highly sought-after waterside town. Set towards the end of a quiet turning, the home is within easy walking distance of the town's historic High Street, railway station (with direct links to London Liverpool Street), sailing and yacht clubs, riverside walks, and everyday amenities including the doctors surgery, post office, pubs and nearby picturesque Country Park.

Offered with no onward chain, this substantial home is ideal for families, professionals, or investors looking for a project in a premium location. Energy Rating D.





## ACCOMMODATION COMPRISING:

### GROUND FLOOR:

A welcoming entrance hallway, with access to the principal reception areas and stairwell to the first floor.

A bright and spacious dual-aspect living room, flooded with natural light via front and rear windows. This generously sized room offers versatile layout options and the potential to create an elegant family living space.

Separate dining room overlooking the rear garden – ideal for formal dining, or easily adapted into a study, snug, or ground floor bedroom if needed.

The kitchen is well-proportioned and located at the front of the property. Although requiring modernisation, it offers an excellent canvas for a bespoke kitchen redesign, with potential to knock through to the dining area (subject to permissions) to create a contemporary open-plan kitchen/dining/family room.

A practical ground floor cloakroom/WC, essential for guests and day-to-day convenience.

**LIVING ROOM: 24'5 x 14'8 > 14' (7.44m x 4.47m > 4.27m )**

**DINING ROOM: 9'9 x 8'6 (2.97m x 2.59m)**

**KITCHEN: 13'7 x 8'6 (4.14m x 2.59m)**

### FIRST FLOOR:

The central landing area leads to all four bedrooms and the family bathroom, and has the potential for loft access or future extension (subject to planning).

The principal bedroom is a generous double and benefits from an en-suite shower room, providing privacy and convenience.

Three further well-proportioned bedrooms, each suitable as double rooms or for alternative use as home offices, guest rooms, or children's bedrooms.

The family bathroom serves the remaining bedrooms and

offers ample space for a modern refit to suit a range of tastes.

**BEDROOM ONE: 14'2 > 10'9 x 10'1 (4.32m > 3.28m x 3.07m)**

### EN-SUITE:

**BEDROOM TWO: 13'7 x 8'1 (4.14m x 2.46m)**

**BEDROOM THREE: 10'6 x 6'3 (3.20m x 1.91m)**

**BEDROOM FOUR: 8'6 x 7'5 (2.59m x 2.26m)**

### FAMILY BATHROOM:

### EXTERNAL FEATURES:

A low-maintenance rear garden, offering privacy and scope for landscaping or the addition of a garden room or summerhouse (subject to planning). The garden offers a blank canvas for those looking to create an attractive outdoor living space.

To the front, a further garden area adds curb appeal, with scope to redesign for maximum impact.

A private driveway provides off-road parking for multiple vehicles.

The property also features a garage, ideal for secure parking, workshop use, or further conversion potential (STPP).

### TENURE & COUNCIL TAX:

The property is freehold and is Council Tax band D.

### TOWN OF BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown 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 NOTES:

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.

### MONEY LAUNDERING & REFERRALS:

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



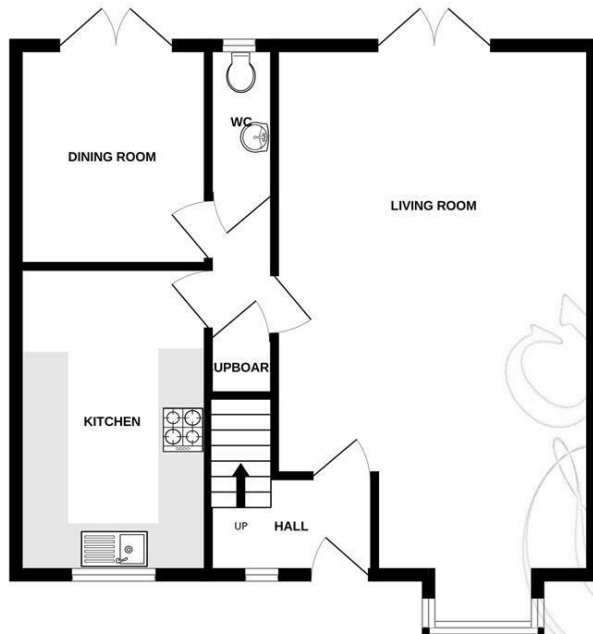




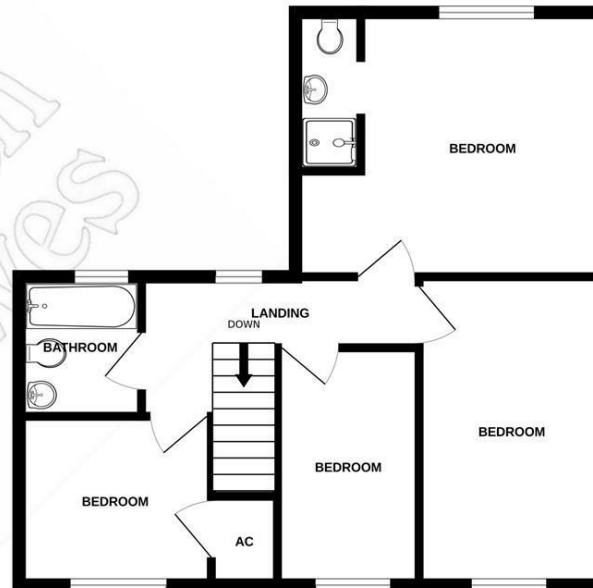




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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