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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 10 Crouch Road, Burnham-on-Crouch, Essex CM0 8DX Price £275,000

**\*\*NO ONWARD CHAIN\*\*** Having been stylishly improved and wonderfully maintained throughout is this quaint character cottage positioned centrally in Burnham within walking distance of local shops, post office, doctors surgery, historic High Street, picturesque banks of the River Crouch and railway station which offers direct links into London Liverpool Street. Deceptively spacious living accommodation commences on the ground floor with a living/dining room leading to a refitted kitchen with integrated appliances and refitted bathroom at the rear. The first floor then offers two generously sized double bedrooms. Externally, the property enjoys a well presented rear garden with impressive workshop/store shed while a low maintenance frontage offers a courtyard area retained by a picket fence. The property represents an ideal first time or investment purchase and an early inspection is strongly advised. Energy Rating D.



**FIRST FLOOR:**

**LANDING:**

Access to loft space, staircase down to ground floor, doors to:

**BEDROOM 1: 11'11 x 10'6 (3.63m x 3.20m)**

Double glazed window to front, radiator, built in wardrobe and further small built in storage cupboard.

**BEDROOM 2: 9' x 8'5 (2.74m x 2.57m)**

Double glazed window to rear, radiator, built in wardrobe and further built in over stairs storage cupboard.

**GROUND FLOOR:**

Entrance door into:

**LIVING/DINING ROOM: 19'4 x 11'10 > 9'2 (5.89m x 3.61m > 2.79m)**

Obscure double glazed entrance door to front, double glazed bay window to front, double glazed window to rear, 2 radiators, 2 built in storage cupboards, staircase to first floor, wood effect floor, doorway to:

**KITCHEN: 9'6 x 7'4 (2.90m x 2.24m)**

Obscure double glazed entrance door to rear lobby, double glazed window to side, range of grey gloss fronted wall and base mounted storage units and drawers, solid wood work surfaces with inset single bowl/single drainer composite sink unit, built in 4-ring electric hob with extractor over and oven below, matching cupboard housing fridge, space and plumbing for washing machine, integrated dishwasher, tiled walls, tiled floor, door to:

**FAMILY BATHROOM: 7' x 5'5 (2.13m x 1.65m)**

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising 'P' shaped panelled bath with mixer tap and shower over, wash hand basin set on vanity unit with storage cupboard below and low level WC, wall mounted cabinet, part tiled walls, tiled floor.

**REAR LOBBY:**

Double glazed entrance door to rear, wood effect floor.

**EXTERIOR - REAR GARDEN:**

Commencing with a seated area leading to remainder which is mainly laid to lawn with planted shrubs, access to timber built workshop/storage shed.

**FRONTAGE:**

Low maintenance paved frontage retained by brown picket fence and gate to front boundary.

**TENURE & COUNCIL TAX INFORMATION:**

This property is being sold freehold and is Council Tax Band B.

**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.

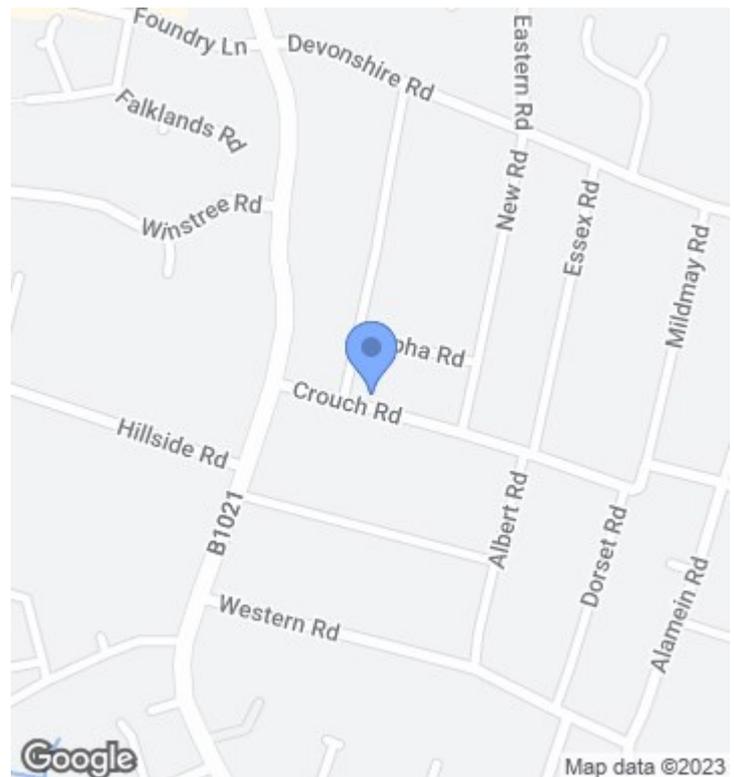
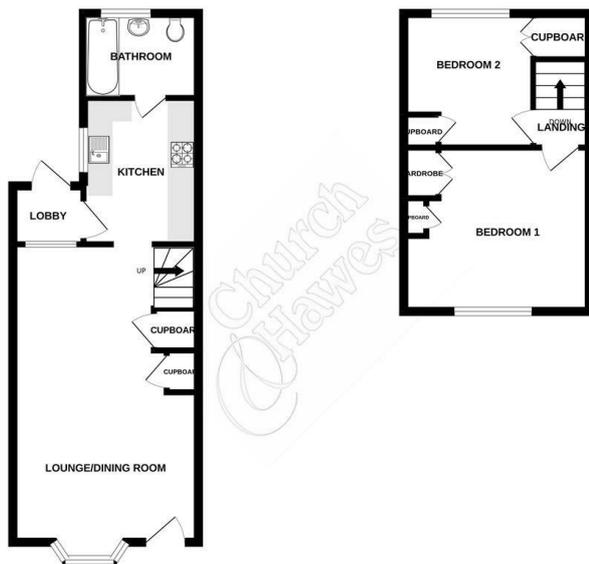
**BURNHAM ON CROUCH:**

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 7,500 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, 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.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and does not constitute an offer or any other part of the contract. The services, systems and appliances shown here are for information only and no guarantee as to their quantity or efficiency can be given. Made with MetreX 12/22