



Riverside Road, Burnham-on-Crouch, Essex CM0 8TG
Price £490,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****RARE TO THE MARKET ALONG ONE OF BURNHAM'S MOST FAVOURED TURNINGS**** Positioned favourably in the centre of Burnham just off of Burnham's historic High Street with its array of independent businesses, shops, pubs and restaurants as well as tranquil waterside walks along the banks of the River Crouch, is this impressive and stylishly improved and wonderfully maintained townhouse. The property is set at the end of an exclusive collection of similar properties built in 2006 and offers wonderfully spacious living accommodation commencing on the ground floor with a light and airy entrance hall providing access to a study, cloakroom and a quite superb refitted kitchen/breakfast room with a range of integrated appliances. This then opens to a generously sized living/dining area at the rear. The first floor then offers a landing leading to three generously sized bedrooms in addition to a family bathroom, while the second floor offers a dual aspect master bedroom with adjoining en-suite. Externally, the property has undergone improvement with a low maintenance landscaped rear garden which also provides access to a sail loft over the living area, while off road parking is on offer to the side of the property. Additional favourable features include double glazing throughout as well as underfloor heating throughout the majority of the property. These properties are rare to the market and therefore an early internal inspection is strongly advised to fully appreciate the deceptively spacious and stylish living accommodation on offer as well as one of Burnham's most favoured positions. Energy Rating E.

SECOND FLOOR:

Skylight window to rear, large built in storage cupboard, staircase down to First Floor, door to:

BEDROOM:

15'3 x 13'9 (4.65m x 4.19m)

Skylight window to rear, double glazed window to front, two built in eaves storage cupboards, door to:

EN-SUITE BATHROOM:

Three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wall mounted wash hand basin and close coupled WC, tiled walls and floor, extractor fan.

FIRST FLOOR:

LANDING:

Built in storage cupboard, staircase to Second and Ground Floors, doors to:

BEDROOM:

13'11 x 11'4 >8'8 (4.24m x 3.45m >2.64m)

Dual aspect room with double glazed window to front and side, airing cupboard housing hot water cylinder.

BATHROOM:

Obscure double glazed window to side, electric radiator, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and close coupled WC, part tiled walls, wood effect floor, extractor fan.

BEDROOM:

16'1 > 12'5 x 11'3 (4.90m > 3.78m x 3.43m)

Double glazed window to front, inset downlights.

BEDROOM:

13'8 x 5'8 (4.17m x 1.73m)

Double glazed window to rear.

GROUND FLOOR:

ENTRANCE HALL:

Part glazed wood panelled entrance door, wood effect floor, staircase to First Floor, doors to:

STUDY:

9'7 x 8'8 (2.92m x 2.64m)

Double glazed bay window to front.

CLOAKROOM:

Obscure double glazed window to side, electric radiator, two piece white suite comprising wall mounted wash hand basin and close coupled WC, tiled floor, extractor fan.

KITCHEN/DINER:

22'2 x 9'9 (6.76m x 2.97m)

Double glazed window to front, refitted kitchen comprising extensive range of white gloss fronted wall and base mounted storage units and drawers with copper accent trims and lighting, Quartz work surfaces with inset single bowl sink unit with drainer grooves to side, integrated fridge/freezer, larder, dishwasher, washing machine and wine fridge, inset 5-ring electric induction hob with copper splash back, built in eye level double oven, inset downlights, wood effect floor,

LIVING ROOM:

17'9 x 12'8 (5.41m x 3.86m)

Double glazed French style doors and windows to rear, further double glazed windows to side, wood effect floor.

EXTERIOR:

REAR GARDEN:

Low maintenance garden commencing from kitchen/diner with a raised decked seating area leading to Italian porcelain paved seating

area with an array of attractive planted beds and borders, exterior cold water tap and lighting, access to sail loft over living area, side access gate leading to:

PARKING:

Driveway providing off road parking to side of property, shed to remain, side access gate into rear garden.

TENURE & COUNCIL TAX:

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

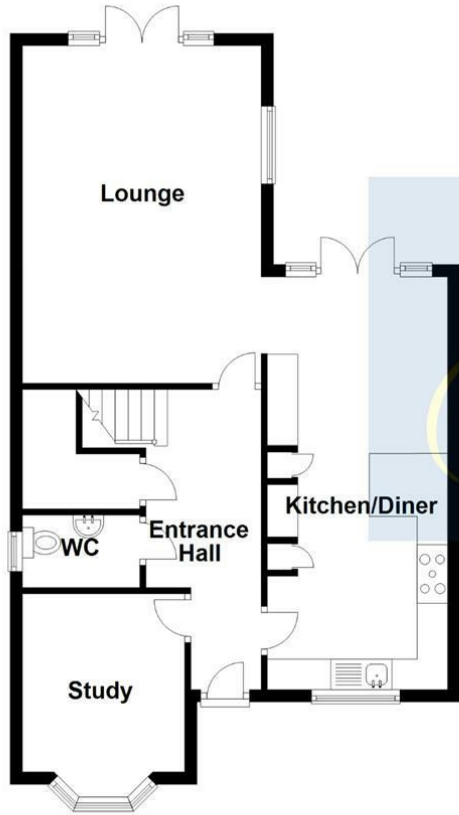
AGENTS NOTE:

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.

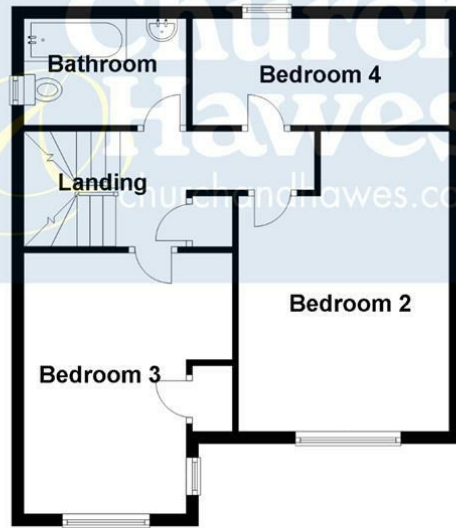
VILLAGE OF BURNHAM-ON-CROUCH

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, 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.

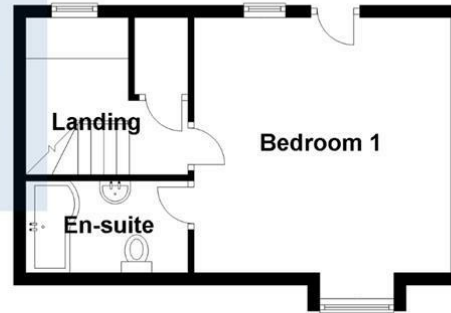
Ground Floor



First Floor



Second Floor



APPROX INTERNAL FLOOR AREA
147 SQ M 1577 SQ FT
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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