



Chapel Road, Burnham-on-Crouch, Essex CM0 8JD
Price £350,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set favourably along one of Burnham's most favoured turnings in the centre of the town within it's conservation area, is this vastly improved and wonderfully maintained semi-detached cottage. The property is positioned within walking distance of Burnham's historic High Street and scenic riverfront and offers deceptively spacious living accommodation throughout commencing on the ground floor with two impressively sized reception rooms leading to a refitted kitchen and family bathroom at the rear. The first floor then offers a landing with access to two double bedrooms, one of which is complimented by built in wardrobes and the other with a doorway and staircase up to a storage/loft room which could provide use as a third bedroom (stpp). Externally, the property enjoys a pleasantly sized and well resented rear garden with large seating/entertaining area and side garden while off road parking is on offer to the immediate front of the house via a shingled driveway while also benefiting from a detached double garage at the rear of the garden accessed from Witney Road with power and light connected and space to the front for one small vehicle. We are advised by the Vendor that the property had its roof replaced in 2019 (under warranty until 2029) and a replacement boiler was fitted in 2020 (still under warranty). Viewing is strongly advised. Energy Rating D.

SECOND FLOOR:

LOFT ROOM/POTENTIAL 3RD BEDROOM (STP):

12'8 x 11'8 (3.86m x 3.56m)

Double glazed window to side, radiator.

FIRST FLOOR:

BEDROOM ONE:

10'5 x 10'2 (3.18m x 3.10m)

Double glazed window to rear, radiator, fitted wardrobes.

BEDROOM TWO:

10' x 12'12 (3.05m x 3.66m)

Double gazed window to front, radiator, doorway with stairs leading to loft/storage room.

GROUND FLOOR:

DINING ROOM:

12'12 x 13'3 (3.66m x 4.04m)

Stable entrance door from side, radiator, feature cast iron fireplace, staircase to first floor, under stairs storage cupboard, wood effect floor.

LIVING ROOM:

13'7 x 9'8 (4.14m x 2.95m)

Dual aspect room with double glazed bay windows to front and side, window seat and storage cupboard below, radiator, wood effect floor.

KITCHEN:

12'6 x 7'7 (3.81m x 2.31m)

Double glazed window to side, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset stainless steel sink unit, built in five ring gas hob with extractor over and oven below, space for fridge/freezer and plumbing for dishwasher, tiled flooring, part tiled walls, door to:

BATHROOM:

Obscure double glazed window to rear, ladder radiator, three piece white suite comprising panelled bath with mixer tap, shower attachment over and glass screen, concealed cistern WC and wash hand basin set on vanity storage unit with cupboards below, wood effect floor, tiled walls, inset downlights.

EXTERIOR - FRONTAGE:

Shingled frontage providing off road parking, retained picket fencing to front and gate to side garden and door into Dining Room.

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with mature trees and shrubs to borders, cold water tap, exterior power point, personal door to:

DOUBLE GARAGE:

Accessed via Witney Road, 2 up and over doors to front, power and light connected.

TENURE & COUNCIL TAX:

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

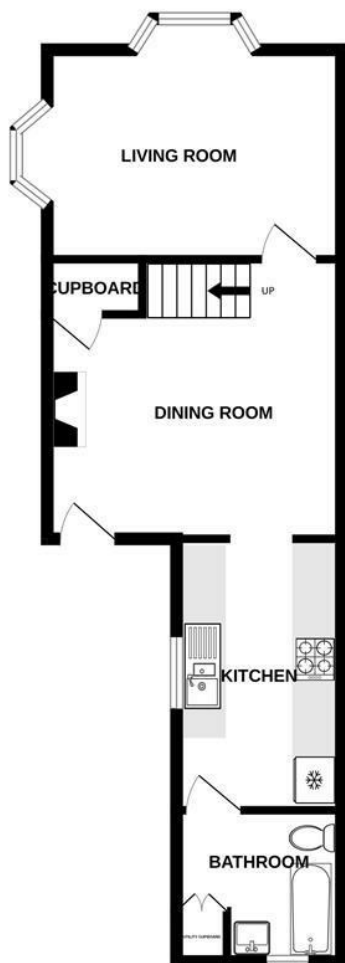
BURNHAM-ON-CROUCH:

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.

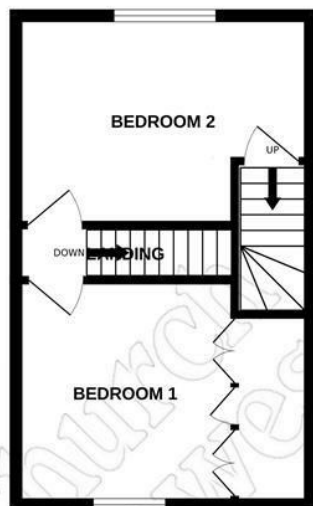
AGENTS NOTE:

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.

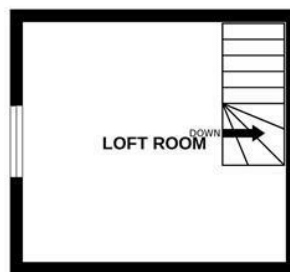
GROUND FLOOR



1ST FLOOR



2ND 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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