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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



53 Leslie Park, Burnham-on-Crouch, Essex CM0 8SY Price £325,000

****NO ONWARD CHAIN**** Set within a quiet cul-de-sac position on one of Burnham's most sought after modern developments, is this two double bedroom end of terraced property. The property represents an ideal purchase for either first time buyers or a retired couple and offers deceptively spacious living accommodation commencing with an entrance porch leading to a cloakroom, wonderfully spacious 'L' shaped living/dining room and kitchen. The first floor then offers a family bathroom and two light and airy double bedrooms, one of which is complimented by an en-suite shower room. Further benefits throughout the property include double glazed windows & doors, and gas radiator central heating. Externally, the property enjoys a private and well screened rear garden while there is also the added benefit of a single garage and allocated parking. Viewing is strongly advised to avoid disappointment. Energy Rating C.



FIRST FLOOR:

LANDING:

Access to loft space, airing cupboard, stairs from the ground floor, doors to:

BEDROOM ONE: 12'3" x 10'9" (3.73 x 3.28)

Double glazed window to the front, radiator, fitted double wardrobes, door to:

EN-SUITE:

Radiator, extractor fan, three piece re fitted white suite comprising close coupled wc, shower unit & wash hand basin set in vanity storage cupboard.

BEDROOM TWO: 9'3" x 8'10" (2.82 x 2.69)

Double glazed window to the rear, radiator, fitted double wardrobes.

FAMILY BATHROOM:

Obscure double glazed window to the rear, radiator, three piece re fitted white suite comprising close coupled wc, pedestal wash hand basin and panelled bath with mixer taps over.

GROUND FLOOR:

ENTRANCE PORCH:

Double glazed entrance door, radiator, doors to:

CLOAKROOM:

Obscure double glazed window to the front, radiator, two piece re fitted white suite comprising close coupled wc and wall mounted wash hand basin.

LIVING/DINING ROOM: 22'10" x 15'8" Max > 7'6" (6.96 x 4.78 Max > 2.29)

Double glazed windows to the front and rear, double glazed door to the rear, two radiators, staircase to the first floor with recess below, laminate flooring, door to:

KITCHEN: 9'10" x 7'7" (3.00 x 2.31)

Double glazed window to the rear, radiator, wall mounted gas fired boiler, re fitted kitchen comprising range of matching cream fronted base & wall units, roll top work surface with inset stainless steel sink unit, integral fridge/freezer, washing machine and dishwasher.

EXTERIOR:

REAR GARDEN: 29'0" (8.84)

Commencing with a pathway and side access, remainder is laid to lawn with mature shrub borders, all retained by screen fencing.

GARAGE: 16'7" x 8'3" (5.05 x 2.51)

Up & over door, over head storage space.

TENURE & COUNCIL TAX INFORMATION:

Please note this property is freehold and Council Tax Band C.

BURNHAM-ON-CROUCH:

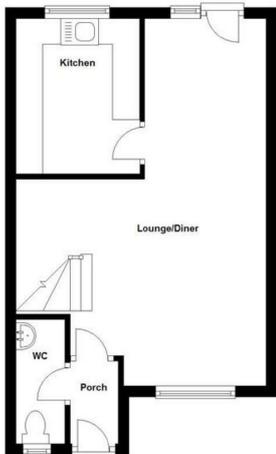
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 7,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many 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 NOTES:

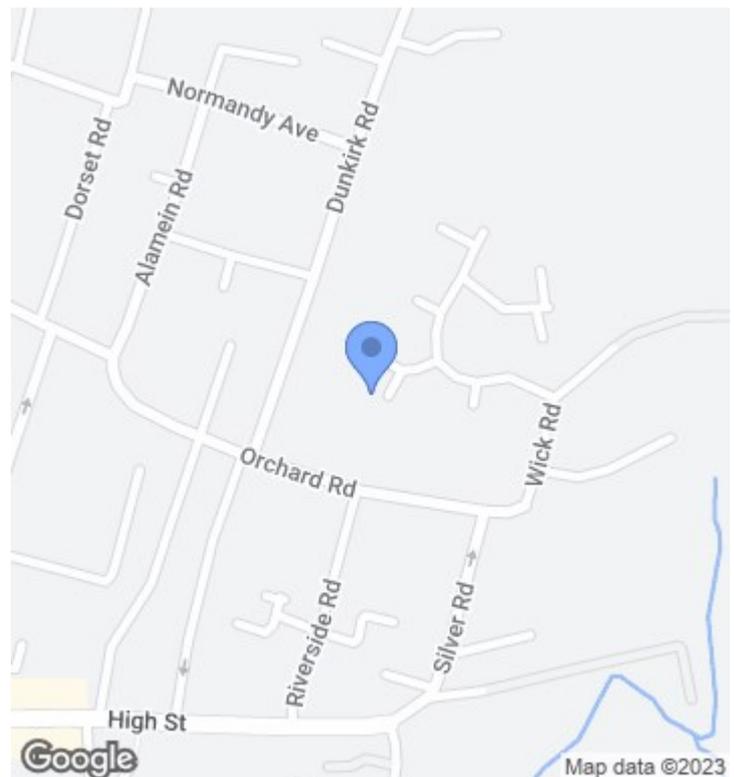
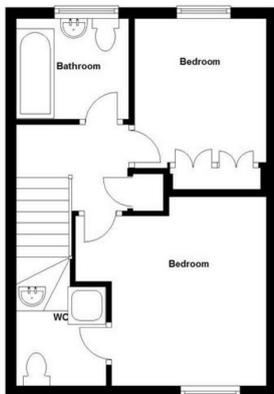
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Ground Floor



First Floor



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