



Glendale Road, Burnham-on-Crouch , Essex CM0 8LY
Guide price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £325,000 - £350,000 ENDLESS POTENTIAL WITH 114' WESTERLY FACING REAR GARDEN & NO ONWARD CHAIN!!! Positioned favourably within walking distance of the centre of Burnham where an array of local amenities are on offer including railway station with direct links into London Liverpool Street, marina, picturesque Country Park, historic High Street with its wide range of shops, public houses and restaurants, is this individual, end of terrace property with both generously sized and versatile living accommodation throughout totalling over 1500 sq.ft.. The property offers wonderful scope and potential to both improve, extend or reconfigure (stpp) and requires modernisation throughout with flexible living accommodation commencing with an entrance hall on the ground floor leading to a sitting room/bedroom, living room, kitchen/breakfast room and utility room with adjoining family bathroom at the rear. The first floor then offers a spacious landing leading to three further bedrooms, two of which are good size doubles, as well as a nursery/dressing room and family bathroom. The property sits on a plot measuring approximately an eighth of an acre and enjoys the aforementioned westerly facing rear garden measuring approx. 114' with two storage sheds/outbuildings while the frontage provides a further garden area, driveway and access to a garage. Energy Rating G.



FIRST FLOOR:

HALLWAY:

BEDROOM:

BEDROOM:

BEDROOM/NURSERY

BATHROOM:

SEPARATE WC:

GROUND FLOOR:

HALLWAY:

LIVING ROOM:

SITTING ROOM/BEDROOM:

KITCHEN:

UTILITY ROOM:

BATHROOM:

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.

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.

COUNCIL TAX BAND:

Tax Band B.

Agents Notes, Money Laundering Regulations & Refer

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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

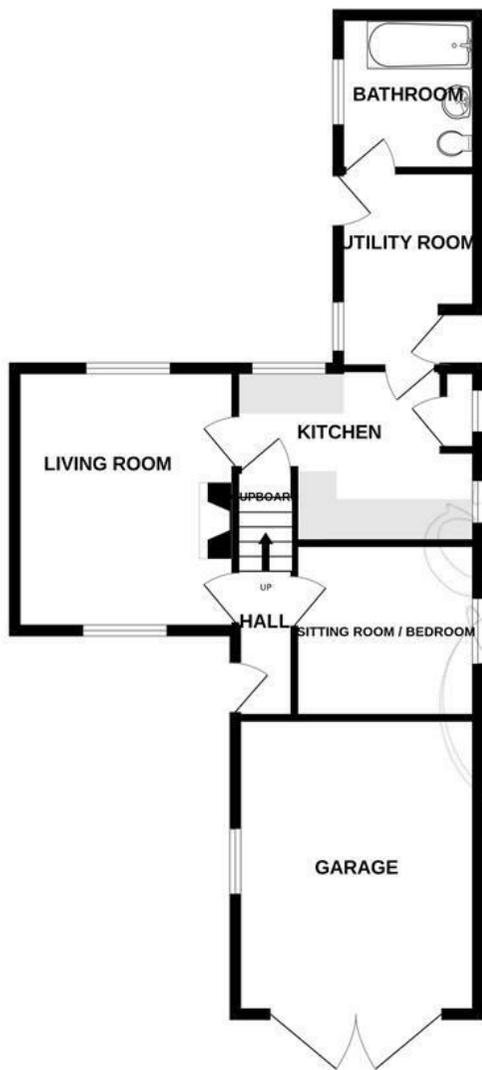
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as

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.

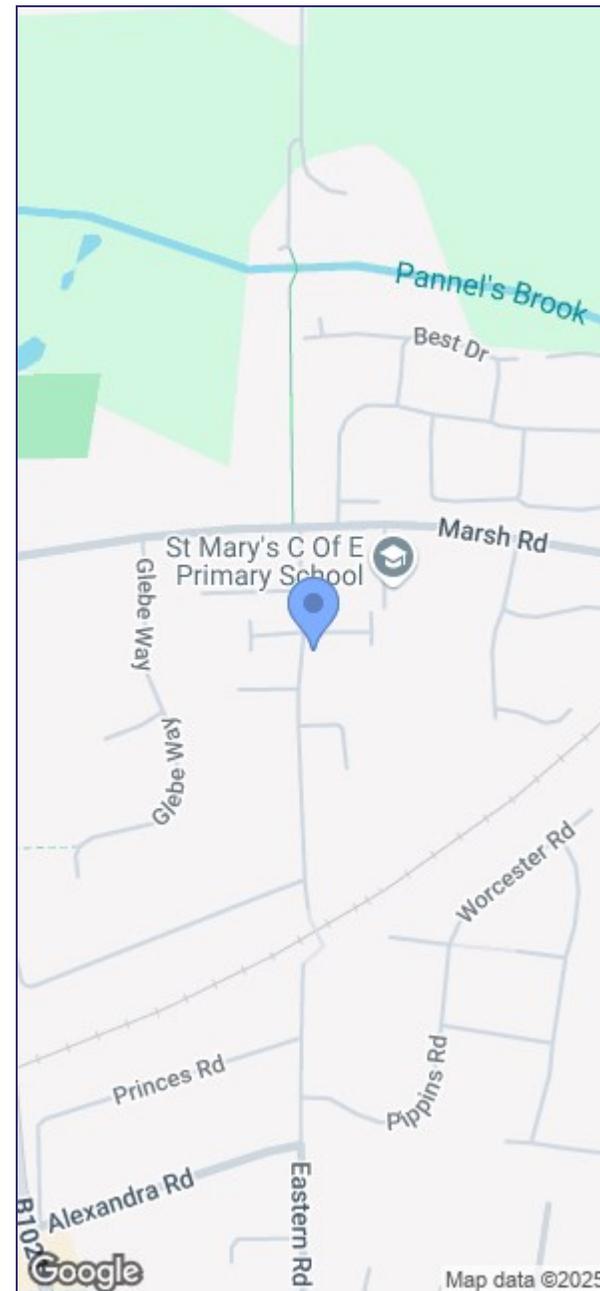
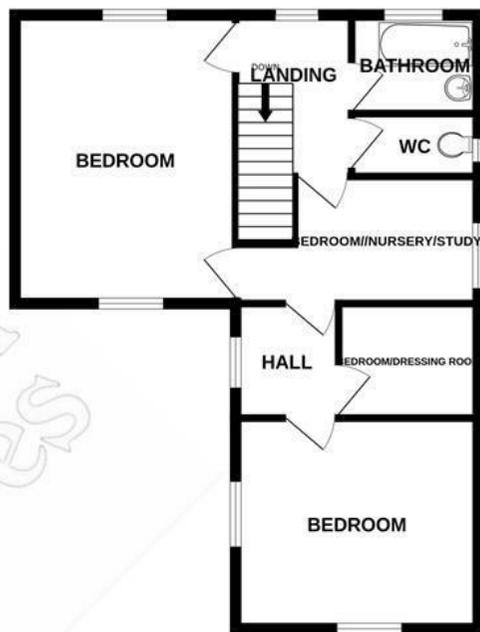




GROUND FLOOR



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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