

www.churchandhawes.com

156 Station Road, Burnham on Crouch,
Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



3 Coronation Road, Burnham-on-Crouch, Essex CM0 8HW Price £310,000

Having been stylishly improved and wonderfully maintained is this beautifully presented end of terrace character cottage positioned favourably within walking distance to Burnham's historic High Street and it's array of shops, restaurants and public houses as well as Burnham's impressive river frontage. Generously sized and deceptively spacious living accommodation commences with a bay fronted living room leading to a dining room, refitted kitchen and bathroom on the ground floor, while the first floor is served by three well proportioned double bedrooms, one of which is complimented by a bank of impressive built in wardrobes. Externally, the property enjoys a well presented and impressively sized rear garden with the added benefit of a detached log cabin/summerhouse at the rear, ideal for use as either a games room, gym or home office if required. An early viewing is strongly advised to avoid disappointment. Energy Rating D.



FIRST FLOOR:

LANDING:

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

BEDROOM 1: 12'6 including wardrobes x 10'1 (3.81m including wardrobes x 3.07m)

Double glazed window to front with fitted white shutters, radiator, built in sliding door wardrobes.

BEDROOM 2: 10'1 x 8'11 (3.07m x 2.72m)

Double glazed window to rear with fitted white shutters, radiator.

BEDROOM 3: 10'3 x 7'1 (3.12m x 2.16m)

Double glazed window to side with fitted white shutters, radiator.

GROUND FLOOR:

LIVING ROOM: 12'3 > 10'1 x 12'5 (3.73m > 3.07m x 3.78m)

Entrance door and double glazed bay window to front with fitted white shutters, radiator, cast iron fireplace with inset log burner, wood effect floor, leading to:

DINING ROOM: 12'5 x 10' (3.78m x 3.05m)

Double glazed window to rear with fitted white shutters, radiator, fireplace with tiled hearth and inset log burner, built in under stairs storage cupboard, continuation of wood effect floor, open to:

KITCHEN: 11'3 x 7'1 (3.43m x 2.16m)

Double glazed window to side, range of matching 'Shaker' style wall and base mounted storage units, laminate work surfaces with inset ceramic sink unit, 'Leisure' range oven to remain, space and plumbing for washing machine, part tiled walls, leading to:

REAR LOBBY:

Double glazed entrance door to side, built in cupboard housing space for fridge/freezer, access to loft space, door to:

BATHROOM: 6'9 x 6'2 (2.06m x 1.88m)

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising bath with tiled surround, mixer tap and shower over, pedestal wash hand basin and close coupled WC, tiled walls, extractor fan.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is partly laid to lawn, side access gate leading to front, further path through garden leading to:

CABIN/SUMMERHOUSE: 16'11 x 10'7 (5.16m x 3.23m)

French style doors and 2 windows to side, power and light connected, ideal for use as a games room or home office.

FRONTAGE:

TENURE & COUNCIL TAX:

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

BURNHAM-ON-CROUCH:

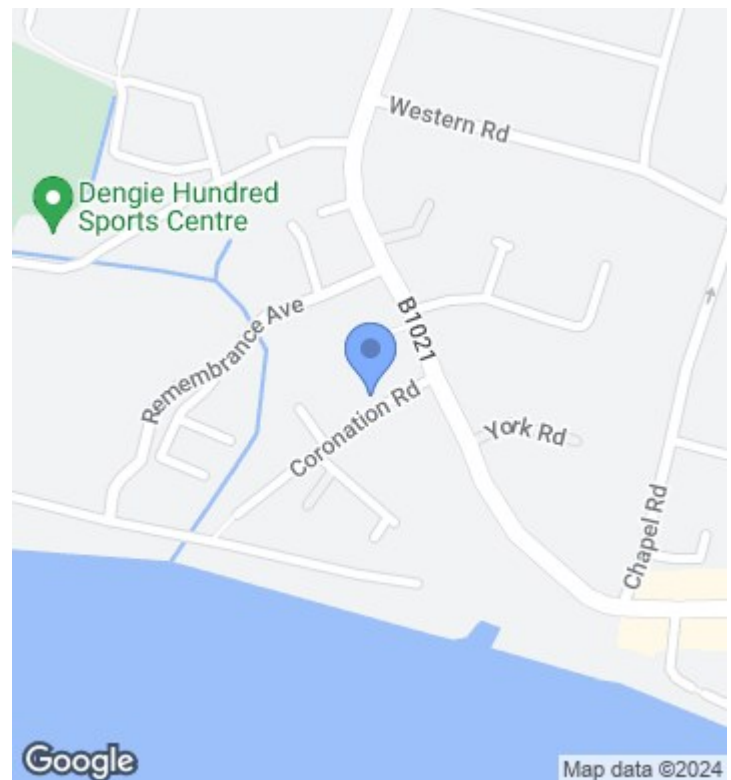
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many 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.

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.



Church & Hawes



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as a guide only for prospective purchasers. The services, systems and equipment shown hereon are technical and we guarantee only their operability at efficiency can be given. Made with MetreCam 2024