



Piners Close, Burnham-on-Crouch , Essex CM0 8QH  
Price £550,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set on the edge of this sought after no through turning on the fringes of Burnham-on-Crouch just off of one of the areas most favoured country turnings is this wonderfully improved, extended and stylishly presented detached family home with spacious living accommodation throughout. Generously sized living space commences on the ground floor with an inviting entrance hall leading to two well proportioned reception rooms, impressive fitted kitchen with integrated appliances, shower/wet room and utility room at the rear of the garage. The first floor then offers a spacious landing leading to FOUR DOUBLE BEDROOMS, two of which are complimented by refitted en-suite shower rooms and a refitted family bathroom. Externally, the property enjoys a well presented and unoverlooked rear garden which is predominantly laid to lawn with a variety of seating areas, storage shed, green house and impressive log cabin style outbuilding which has been fully insulated, with power and light connected and is ideally suited for use as as a home office, gym or games room. The frontage then offers off road parking for two/three vehicles via a driveway which also provides access to the integral garage with electric roller door. Interest in this property is expected to be high so an early viewing is strongly advised. Energy Rating C.



## FIRST FLOOR:

### LANDING:

Staircase down to ground floor with double glazed Velux window over, built in storage cupboard, access to loft space, doors to:

### BEDROOM 1: 16'8 x 11'7 (5.08m x 3.53m )

Double glazed window to front, radiator, range of built in wardrobes and eaves storage cupboards, door to:

### EN-SUITE:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in curved corner shower with sliding glass doors, wc with concealed cistern and wash hand basin set on vanity unit with storage cupboards below, tiled splashbacks and wall mounted cabinets over, underfloor heating, inset downlights, extractor fan.

### BEDROOM 2: 11'2 x 9'7 (3.40m x 2.92m )

Double glazed window too rear, vertical radiator, built in wardrobes, wood effect floor, door to:

### EN-SUITE:

Obscure double glazed windows to front and side, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and wall mounted wash hand basin with mirrored cabinet over, tiled walls, tiled flooring, underfloor heating, inset downlights, extractor fan,

### BEDROOM 3: 11'8 x 9'5 (3.56m x 2.87m )

Double glazed window to rear, radiator, 2 build in wardrobes, inset downlights.

### BEDROOM 4: 11'3 x 8'10 (3.43m x 2.69m )

Double glazed window to front, radiator, built in eaves storage cupboard, inset downlights.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising bath with mixer tap and dual function shower over with screen, wc with concealed cistern and wash hand basin set on vanity unit with storage cupboards below, part tiled walls, tiled floor, underfloor heating, inset downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door and window to front, further obscure double glazed window to side, radiator, staircase to first floor with built in storage cupboards below, wood flooring, doors to:

### LIVING ROOM: 14'10 x 14'8 (4.52m x 4.47m )

Double glazed French style doors opening onto rear garden, double glazed bay window to side, radiator, continuation of wood floor, bifold doors to:

### DINING ROOM: 13'1 x 11'2 (3.99m x 3.40m )

Double glazed sliding doors opening onto rear garden, vertical radiator, continuation of wood floor, inset downlights, open to:

### KITCHEN: 14'2 x 8'3 (4.32m x 2.51m )

Double glazed window to front, extensive range of gloss fronted wall and base mounted storage units and drawers, granite worksurfaces with inset single bowl sink unit with drainer grooves and boil and chill water tap over, range cooker with induction hob to remain with glass extractor hood over, built in eye level oven, integrated fridge/freezer and dishwasher, continuation of wood floor, leading to:

### SHOWER/WET ROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece suite comprising shower area with floor drain, wall mounted wc with concealed cistern and wall mounted corner wash hand basin, tiled walls and floor, underfloor heating, inset downlights, extractor fan.

### UTILITY: 9'7 x 6'9 (2.92m x 2.06m )

Double glazed entrance door and window to rear, twin heated towel rails, granite work surfaces with inset white ceramic sink and drainer grooves to side, wall and base mounted storage cupboards, space and plumbing for washing machine and tumble dryer, tiled floor, inset downlights.

## EXTERIOR:

### REAR GARDEN:

Commencing with a raised decked seating area leading to remainder which is predominantly laid to lawn with planted beds to borders, storage shed and greenhouse to remain. There is also an impressive outbuilding measuring 15'10 x 9'7 which is insulated with power and light connected and is ideally suited for use as a home office, gym or games room.

### FRONTAGE:

Driveway providing off road parking for 2/3 vehicles, side access both sides of the house leading to rear garden, access to:-

### GARAGE: 13'6 x 9'5 (4.11m x 2.87m)

Electric roller door to front, power and light connected, wall and base mounted storage units, space for fridge/freezer, doors to utility and back to kitchen.

## TENURE & COUNCIL TAX BAND:

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

## 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.

## 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.

## MONEY LAUNDERING & REFERRALS:

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.



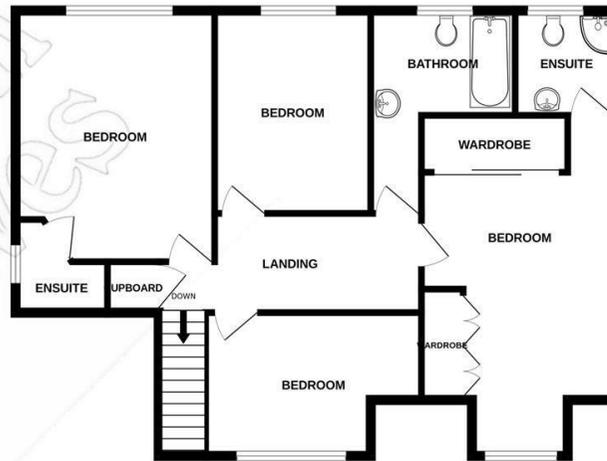
Take LIFE  
SERIOUSLY. Nobody  
gets OUT alive anyway



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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