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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 4 New Road, Burnham-on-Crouch, Essex CM0 8EH Price £300,000

**\*\*CHARMING CHARACTER COTTAGE IN CENTRE OF BURNHAM\*\*** Having been vastly improved and extremely well maintained by the present owners is this impressive semi-detached character property situated a short walk to Burnham's historic High Street, banks of the River Crouch and railway station with direct links into London Liverpool Street. Impressively sized living accommodation comprises two double bedrooms and a good sized family bathroom to the first floor, while the ground floor offers two reception rooms of equally impressive size leading to a refitted kitchen with integrated appliances and a cloakroom. Externally is a well presented rear garden in addition to a low maintenance frontage. Energy Rating D.



**FIRST FLOOR:**

**LANDING:**

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

**BEDROOM 1: 15'4 x 12' (4.67m x 3.66m)**

Double glazed window to front, radiator.

**BEDROOM 2: 12'2 x 7'6 (3.71m x 2.29m)**

Double glazed window to rear, radiator, exposed wooden floorboards, built-in wardrobe.

**FAMILY BATHROOM: 9' x 7'6 (2.74m x 2.29m)**

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with shower over and glass screen, close coupled wc and pedestal wash hand basin, wall mounted cabinet, part tiled walls, wood effect flooring.

**GROUND FLOOR:**

**ENTRANCE HALL:**

Part obscure glazed composite entrance door to side, staircase to first floor, doors to:

**LIVING ROOM: 15'5 x 12' (4.70m x 3.66m)**

Double glazed window to front, radiator, open fireplace with tiled hearth, exposed brick inlay and display mantle over.

**DINING ROOM: 15'5 x 12' (4.70m x 3.66m)**

Obscure double glazed window to rear, radiator, chimney breast with inset log burner set on tiled hearth with exposed brick inlay, exposed wooden floorboards, built-in under stairs storage cupboard, doorway to:

**KITCHEN: 14'11 x 7'8 (4.55m x 2.34m)**

Dual aspect room with double glazed door and window to rear and further double glazed window to side, extensive range of 'Shaker' style wall and base mounted units with drawer pack, roll edged work surface with 1 1/2 bowl single drainer ceramic sink, Rangemaster oven to remain with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, part tiled walls, tiled flooring.

**CLOAKROOM:**

Obscure double glazed window to rear, radiator, 2 piece white suite comprising close coupled wc and vanity wash hand basin with tiled splash back and storage cupboard below, wall mounted boiler, continuation of tiled flooring.

**EXTERIOR - REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with a timber storage shed to the rear, side access gate and path leading to:

**FRONTAGE:**

Low maintenance frontage which is mainly paved throughout retained by a dwarfed brick wall and iron gates to front boundary.

**TENURE & COUNCIL TAX:**

This property is being sold freehold and is Council Tax Band C.

**BURNHAM-ON-CROUCH:**

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. 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:**

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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2020

