



Normandy Avenue, Burnham-on-Crouch , Essex CM0 8JJ  
Price £400,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

Positioned favourably along a sought after residential turning in the heart of Burnham within walking distance to its historic High Street, picturesque river frontage, country park and railways station with direct links into London Liverpool Street, is this stylishly improved, extended and wonderfully presented semi-detached family home. Spacious living accommodation commences on the ground floor with an entrance porch leading to a hallway which in turn provides access to a light and airy living/dining room, stunning refitted kitchen with integrated appliances and family room at the rear with adjoining utility room/WC. The first floor then offers a spacious landing area leading to three well proportioned bedrooms and a luxurious refitted family bathroom. Externally, the property enjoys a well maintained rear garden with impressively sized storage shed while the frontage offers extensive off road parking via a block paved driveway to both the front and side of the house, which also offers the possibility to extend the living accommodation further (stpp). An early viewing of this quite superb property is strongly advised to avoid missing out. Energy Rating E.



## FIRST FLOOR:

### LANDING:

Double glazed window to side, cupboard housing hot water cylinder, large access hatch to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 12' x 10'2 (3.66m x 3.10m )

Two double glazed windows to front, radiator, built in wardrobes.

### BEDROOM 2: 11'8 x 10'2 (3.56m x 3.10m )

Double glazed window to rear, radiator.

### BEDROOM 3: 8'11 x 8'4 (2.72m x 2.54m )

Double glazed windows to front and side, radiator, built in storage cupboard.

### FAMILY BATHROOM:

Obscure double glazed window to rear, 3 piece white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled wc, part tiled walls, wood effect floor.

## GROUND FLOOR:

### ENTRANCE PORCH:

Obscure double glazed entrance door to front, double glazed window to side, door to:

### HALLWAY:

Radiator, staircase to first floor with built in storage cupboard below, wood effect floor, doors to:

### LIVING/DINING ROOM: 22'8 x 13'4 (6.91m x 4.06m )

Dual aspect room with double glazed bay window to front and double glazed French style doors opening onto rear garden, 2 radiators, chimney breast with inset log burner, wood effect floor, doorway leading to:

### KITCHEN: 10'1 x 9'10 (3.07m x 3.00m )

Modern refitted kitchen comprising extensive range of grey gloss fronted wall and base mounted storage units and drawers, granite work surfaces with inset 1 1/2 bowl/single drainer sink unit with drainer grooves to side, built in 4-ring electric induction hob, built in eye level

double oven, recess housing space for American style fridge/freezer, integrated dishwasher, tiled floor, double glazed window to side, open to:

### FAMILY ROOM: 11'11 x 9'3 (3.63m x 2.82m )

Dual aspect room with double glazed windows and double glazed French style doors opening onto rear garden, vertical radiator, continuation of tiled floor, ceiling mounted speakers, door to:

### WC/UTILITY: 10'2 x 4'1 (3.10m x 1.24m )

Obscure double glazed window to rear, radiator, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below, work surface with space and plumbing below for washing machine and tumble dryer, continuation of tiled floor.

### EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn, generous sized timber storage shed with power and light connected to remain, further storage area behind, exterior power point, lighting, cold water tap, side access gate leading to:

### FRONTAGE:

Block paved driveway providing extensive off road parking for numerous vehicles retained by dwarfed brick wall with attractive ironmongery furniture.

### TENURE & COUNCIL TAX BAND:

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

### BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renowned 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:

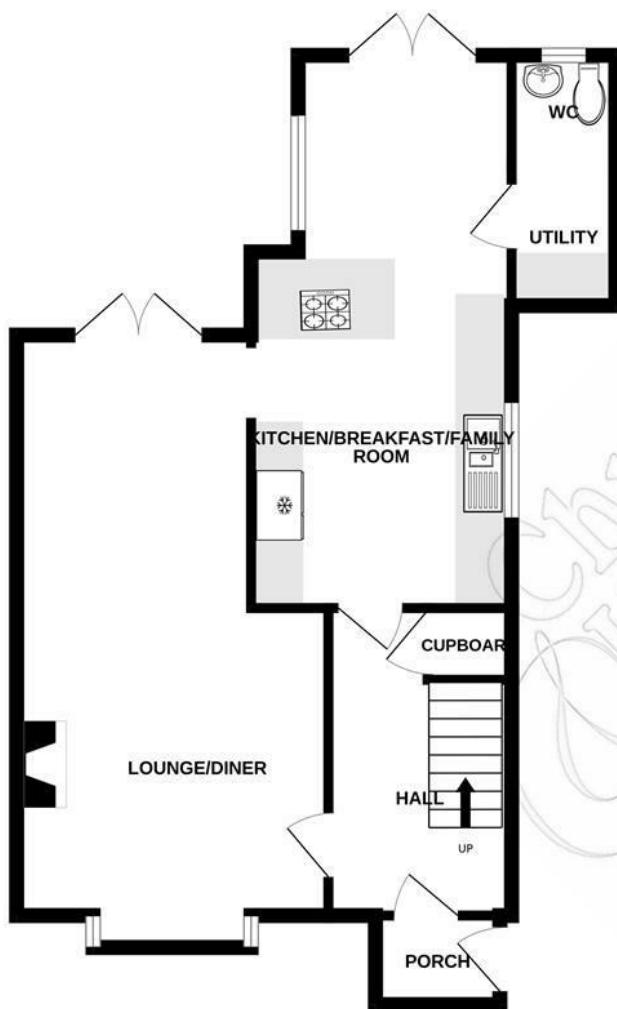
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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.

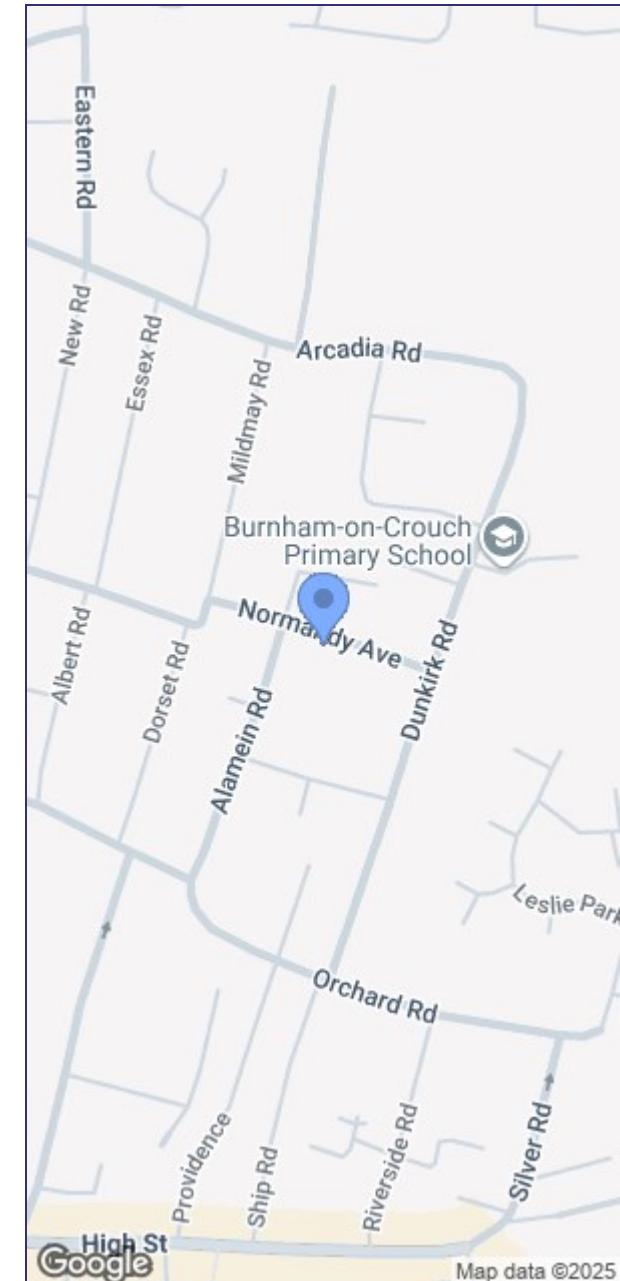
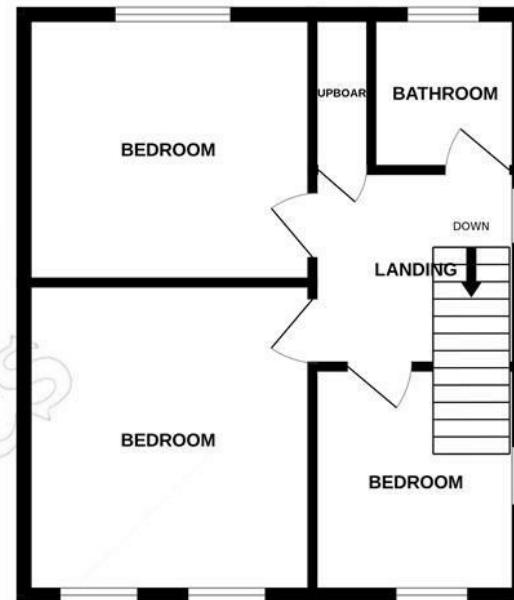




## GROUND FLOOR



## 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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