



Hester Place, Burnham-On-Crouch , CM0 8SA
Guide price £350,000

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

****NO ONWARD CHAIN!**** Positioned favourably in the centre of Burnham within walking distance of it's historic High Street, picturesque walks along the River Crouch, Marina, Country Park and railway station which offers direct links into London Liverpool Street, is this deceptively spacious detached family home. The property does require a degree of modernisation, however it has been recently redecorated with new flooring and carpets and also offers other improvements such as a new boiler and hot water cylinder. Living accommodation commences on the ground floor with an inviting entrance hall leading to a dual aspect living/dining room, good sized kitchen and lobby area leading to both a utility area and cloakroom at the rear. The first floor then offers a landing area with access to a family bathroom and three well proportioned double bedrooms, one of which is complimented by an en-suite shower room and all boast built in wardrobes/storage cupboards. Externally, the property enjoys a well presented and generously sized rear garden while there is off road parking on offer to the front of the property via a driveway which also offers access to a detached garage. Interest is expected to be high so an early viewing is strongly advised Energy Rating D.



FIRST FLOOR:**LANDING:**

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

BEDROOM ONE: 11'6 x 10'9 > 8'9 (3.51m x 3.28m > 2.67m)

Double glazed window to front, radiator, built in wardrobes, door to:-

EN-SUITE:

Obscure double glazed window to rear, radiator, three piece suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls and floor.

BEDROOM TWO: 10'1 x 8'6 (3.07m x 2.59m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM THREE/STUDY: 9'5 > 7'5 x 9'1 (2.87m > 2.26m x

2.77m)

Double glazed window to side, radiator, built in wardrobes, drawers and desk unit.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled WC, wall mounted cabinet, airing cupboard housing hot water cylinder, part tiled walls, tiled floor.

GROUND FLOOR:**ENTRANCE HALL:**

Solid wood panelled entrance door to front, double glazed window to front, radiator, staircase to first floor, wood effect flooring, doors to:-

LIVING/DINING ROOM: 15'11 > 10'3 x 17'10 > 8'11 (4.85m > 3.12m x 5.44m > 2.72m)

Dual aspect room with double glazed window to front and double glazed sliding patio door opening on to rear garden, two radiators, built in under stairs storage cupboard.

KITCHEN: 10'6 x 8'5 (3.20m x 2.57m)

Double glazed window to front, radiator, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, space for cooker, dishwasher and under counter fridge & freezer, wall mounted boiler, part tiled walls, tiled floor, leading to:-

UTILITY ROOM: 5'7 x 4'8 (1.70m x 1.42m)

Glazed entrance door to rear, roll edge work surface with inset single bowl sink unit, wall and base mounted storage units, built in double storage cupboard, space and plumbing for washing machine, part tiled walls, tiled floor, door to:-

CLOAKROOM:

Obscure double glazed window to rear, radiator, two piece suite comprising close coupled WC and wash hand basin set on wooden work surface, part tiled walls, wood effect flooring.

EXTERIOR:**REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with screen fencing to boundaries, side access gate leading to front, personal door into side of:-

GARAGE:

Up and over door to front, power and light connected, overhead storage timbers, personal door to side, vehicular access via:-

FRONTAGE:

Driveway providing off road parking for 2/3 vehicles and access to garage, remainder of frontage is mainly bark chipped with some planted shrubs.

TENURE & COUNCIL TAX:

The property is being sold freehold and is council tax band D.

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 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.

MONEY LAUNDERING REGULATIONS:

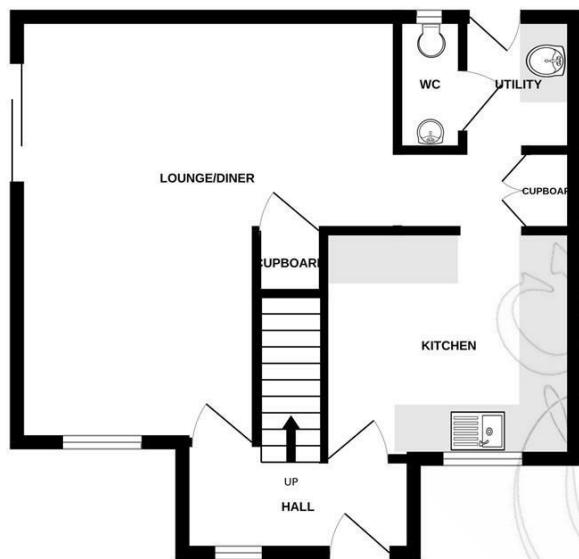
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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.

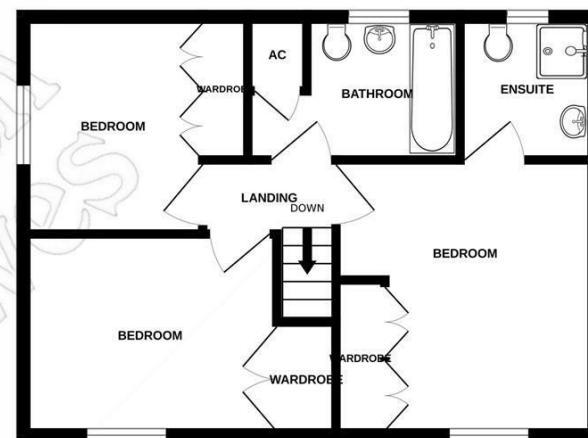




GROUND FLOOR



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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