



Maple Way, Burnham-On-Crouch, CM0 8DE
Price £400,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

BEING OFFERED WITH NO ONWARD CHAIN. A superb opportunity has arisen to purchase this three bedroom detached house sitting on a generous plot measuring 131' deep x 37' wide, located on a highly sought after road that offers easy access to all amenities. The property does require a degree of modernisation, however offers the opportunity for any buyer to complete works to their own exact standard. We also feel that the property ideally lends itself to extend (STPP) in line with neighbouring properties. The accommodation currently comprises three first floor bedrooms with a fully fitted shower room and a landing, whilst the ground floor boasts an entrance hallway, cloakroom, kitchen and open plan living/dining room with separate utility room. There is also a single garage connected to the house. Externally the property boasts an independent driveway providing parking for up to 4 vehicles and an attractive 90' rear garden with outbuilding/log cabin. The property is located within walking distance of Burnham's railway station (with direct links into London Liverpool Street), doctors surgery, supermarket, post office, historic High Street and the banks of the River Crouch. We encourage viewing at your earliest convenience to fully appreciate not only the location but size of plot and potential on offer. Energy Rating D.

FIRST FLOOR:

LANDING:

BEDROOM:

BEDROOM:

BEDROOM:

BATHROOM:

GROUND FLOOR:

ENTRANCE HALLWAY:

CLOAKROOM:

KITCHEN:

LIVING/DINING ROOM:

UTILITY AREA:

EXTERIOR - FRONTAGE:

GARAGE:

REAR GARDEN:

TENURE & COUNCIL TAX BAND:

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

AGENTS NOTE:

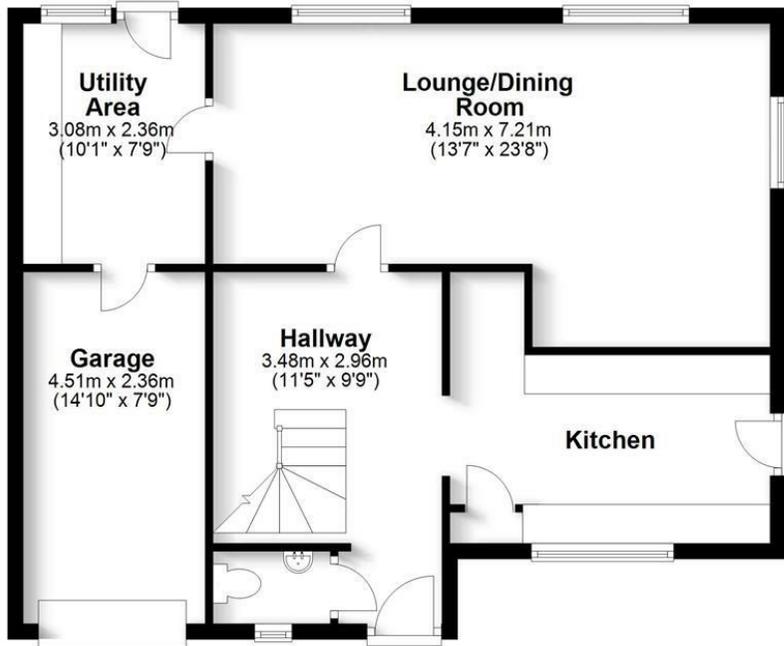
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

BURNHAM-ON-CROUCH:

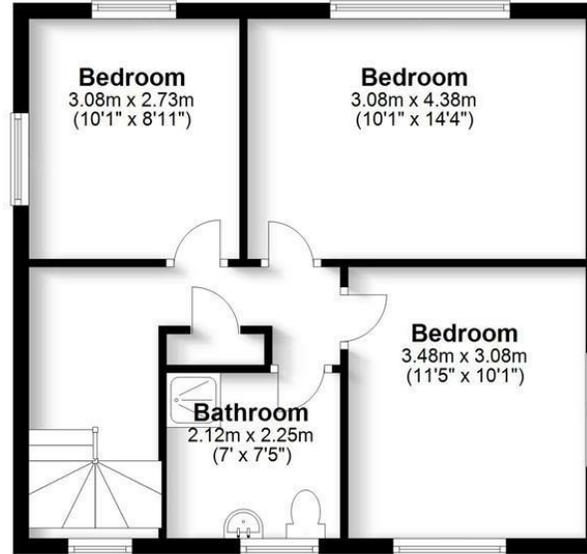
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many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

Ground Floor



First Floor



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