



Church

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Maldon Road, Burnham-On-Crouch, CM0 8NS  
£595,000

THE AVONDALE @ CORINTHIAN PLACE. A spacious and generously proportioned 4 double bedroom detached family home.

First floor accommodation includes fitted wardrobes to all bedrooms, an en-suite to bedroom 1 and a family bathroom. Ground floor accommodation includes a spacious hallway, generous open plan kitchen/breakfast/dining room with integrated appliances and double doors opening to the rear garden, separate utility, study, lounge and cloakroom. Externally the property benefits from a south facing rear garden, garage, electric vehicle charging point and driveway parking for two vehicles.

This thoughtfully designed property benefits from numerous energy efficient features including Photovoltaic Panels.

CORINTHIAN PLACE have a range of schemes available to help you make your move, whether you are a first-time buyer or an existing homeowner.

**VIEWING BY APPOINTMENT ONLY** - Call Church & Hawes to book an appointment.

#### ACCOMMODATION COMPRISSES:

#### FIRST FLOOR:

#### LANDING:

#### BEDROOM 1:

18'3 x 11'10 (5.56m x 3.61m)

#### EN-SUITE:

7'3 x 4'8 (2.21m x 1.42m )

#### BEDROOM 2:

17'1 x 9'2 (5.21m x 2.79m)

#### BEDROOM 3:

11'8 x 10'10 (3.56m x 3.30m )

#### BEDROOM 4:

12'7 x 8'4 (3.84m x 2.54m )

#### FAMILY BATHROOM:

9'5 x 6'4 (2.87m x 1.93m )

#### GROUND FLOOR:

#### ENTRANCE HALLWAY:

#### STUDY:

9'5 x 8'2 (2.87m x 2.49m )

#### CLOAKROOM:

#### LOUNGE:

18'0 x 11'0 (5.49m x 3.35m )

#### KITCHEN/BREAKFAST/DINING ROOM:

21'7 x 14'6 (6.58m x 4.42m )

#### UTILITY:

6'9 x 5'9 (2.06m x 1.75m )

#### EXTERIOR:

#### FRONTAGE:

Benefits from a low maintenance frontage.

#### REAR GARDEN:

South facing rear garden, gated access to:

#### GARAGE & DRIVEWAY PARKING:

Detached garage and driveway parking for two vehicles, electric vehicle charging point.

#### TENURE & COUNCIL TAX BAND:

This property is being sold freehold.

Contribution to Estate Management TBC

Council Tax Band TBC

#### 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 & 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.



