



Harris Street, Burnham-on-Crouch , Essex CM0 8GF  
Guide price £550,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



\*\*\*GUIDE PRICE £550,000 TO £565,000\*\*\* Favourably positioned on the ever sought after Corinthian Place development built by Messrs. David Wilson Homes on the fringes of Burnham-on-Crouch is this wonderful executive detached family home which has been meticulously presented and is wonderfully maintained throughout. The property offers a wealth of light, airy and spacious living accommodation throughout, commencing on the ground floor with a generously sized entrance hall leading to a bay fronted living room, study/playroom, cloakroom and superb kitchen/diner with integrated appliances and adjoining utility room. The first floor then offers an impressive landing area leading to FOUR DOUBLE BEDROOMS in addition to TWO BATH/SHOWER ROOMS. Externally, the property enjoys a superb rear garden which is of low maintenance with the majority having been artificially turfed while an aesthetically pleasing frontage offers extensive off road parking to the side and access to a detached garage. The property also offers a favourable position within walking distance to local schools, shops, pubs and restaurants set along Burnham's historic High Street and banks of the River Crouch for sailing/yachting enthusiasts as well as being positioned approximately 0.5 miles from Burnham's railway station which offers direct links into London Liverpool Street for commuters. An early inspection of this property is strongly advised to fully appreciate the size and standard of living accommodation this property has to offer in addition to it's impressive overall plot. Interest is expected to be high so an early internal inspection is strongly advised. Energy Rating B.





## FIRST FLOOR:

### BEDROOM ONE: 14'11 x 12'3 (4.55m x 3.73m)

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

### EN-SUITE:

Obscure double glazed window to side, heated towel rail, three piece white modern suite comprising tiled shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, wood effect flooring, inset down lights, extractor fan.

### BEDROOM TWO: 14'4 x 12'7 (4.37m x 3.84m)

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

### BEDROOM THREE: 13'4 x 9'5 (4.06m x 2.87m)

Two double glazed windows to front, radiator.

### BEDROOM FOUR: 10'3 x 9'6 (3.12m x 2.90m)

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

### FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, four piece luxury suite comprising panelled bath with tiled splash back, fully tiled shower cubicle with glass door, pedestal wash hand basin and close coupled WC, tiled flooring.

### LANDING:

Access to loft space, airing cupboard, staircase leading down to:-

## GROUND FLOOR:

### ENTRANCE HALL:

Part obscure glazed entrance door to front, radiator, staircase to first floor, wood effect flooring, doors to:-

### CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising pedestal wash hand basin with tiled splash back and close coupled WC, wood effect flooring, built in storage cupboard.

### LIVING ROOM: 19'0 x 12'3 (5.79m x 3.73m)

Double glazed bay window to front, two radiators.

### STUDY/PLAYROOM: 9'6 x 7'9 (2.90m x 2.36m)

Double glazed window to front, radiator.

### KITCHEN/DINER: 20'2 x 15'4 (6.15m x 4.67m)

A fabulous open plan room with a modern high gloss fitted kitchen comprising an extensive range of matching wall and base mounted storage units and drawers, work surfaces with inset 1 1/2 bowl

single drainer sink unit, built in 5 ring gas hob with extractor over, integrated eye level double oven, further integrated appliances including fridge/freezer and dishwasher, a fully double glazed bay with French style doors opening on to the rear garden, radiator, inset down lights, door to:-

### UTILITY ROOM: 8'4 x 5'3 (2.54m x 1.60m)

Part glazed entrance door leading to rear garden, radiator, work surface with inset single bowl single drainer sink unit, matching wall and base mounted storage units, space and plumbing for washing machine and tumble dryer, continuation of wood effect flooring.

### EXTERIOR:

The front of the property offers attractive shrub beds in pebbles with pathway leading to entrance door. There is a block paved driveway which provides parking for 2 vehicles.

### REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is generally of low maintenance having been artificially turfed, side access gate leading to:-

### FRONTAGE/PARKING:

Path leading to front entrance door, block paved driveway to side of house providing off road parking for 2/3 vehicles and access to:-

### GARAGE:

Single up and over door to front, power and light connected, overhead storage.

### TENURE & COUNCIL TAX:

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

### 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, 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 & 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.



















