



Dunkirk Road, Burnham-on-Crouch, Essex CM0 8LG  
Guide price £375,000

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

\*\*\*GUIDE PRICE £375,000 TO £395,000\*\*\*VASTLY IMPROVED DETACHED HOME BACKING ON TO OPEN FIELDS\*\*\* Offering a most sought after and convenient position within walking distance of Burnham's historic High Street, local schools, shops, post office, doctors surgery and railway station, with direct links into London Liverpool Street, is this stylishly improved and wonderfully maintained detached family home. Spacious, light and airy living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, living room and impressive refitted kitchen/diner across the rear. The first floor then comprises an equally spacious landing leading to three well proportioned double bedrooms in addition to a superb refitted family bathroom. Externally, the property enjoys a low maintenance rear garden, the majority of which is artificially turfed and backs on to fields at the rear while an impressive frontage offers extensive off road parking via a block paved driveway leading to a garage with electric roller door. In addition to cosmetic and decorative improvements, the property also enjoys the benefit of replacement double glazing throughout and gas fired central heating. An early viewing is strongly encouraged to avoid disappointment. Energy Rating D.

#### FIRST FLOOR:

##### LANDING:

Obscure double glazed window to side, access to loft space, staircase down to Ground Floor, doors to:

##### BEDROOM 1:

12'10 x 10'2 (3.91m x 3.10m)

Double glazed window to front, radiator.

##### BEDROOM 2:

12'10 x 10'2 (3.91m x 3.10m)

Double glazed window to rear, radiator.

##### BEDROOM 3:

9'10 > 7'1 x 6'11 (3.00m > 2.16m x 2.11m)

Double glazed window to front, radiator, built in over stairs storage cupboard.

##### FAMILY BATHROOM:

6'9 x 6'1 (2.06m x 1.85m)

Obscure double glazed window to rear, chrome heated towel rail, refitted three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled WC and wash hand basin set on vanity unit with storage below and mirror and

lighting over, wall mounted cabinet, tiled walls, wood effect floor, inset downlights, extractor fan.

#### GROUND FLOOR:

##### ENTRANCE HALL:

12'3 x 6' (3.73m x 1.83m)

Part obscure double glazed composite entrance door to side, radiator, staircase to First Floor, built in under stairs storage cupboard, wood effect floor, doors to:

##### CLOAKROOM:

5'10 x 2'8 (1.78m x 0.81m)

Obscure double glazed window to front, radiator, two piece white suite comprising close coupled WC and wash hand basin set on tiled vanity unit with storage cupboard below and tiled splashback, wood effect floor.

##### LIVING ROOM:

16'2 x 10'11 (4.93m x 3.33m)

Double glazed window to front, radiator, electric flame effect fire with display mantle over, door to:

##### KITCHEN/DINING:

17'4 x 9'5 (5.28m x 2.87m)

Double glazed French style doors opening to rear garden from Dining area, double glazed window to rear from Kitchen area, radiator, refitted kitchen comprising extensive range of gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer composite sink unit, built in 4-ring gas hob with extractor over, built in eye level oven and microwave, integrated fridge/freezer, space and plumbing for washing machine, part tiled walls, inset downlights, wood effect floor.

#### EXTERIOR:

##### REAR GARDEN:

Commencing with a covered paved patio seating area leading to remainder which is artificially turfed, side access gate leading to front, double glazed personal door into side of:

##### GARAGE:

Electric roller door to front, power and light connected, double glazed personal door to rear garden, accessed via:

##### FRONTAGE:

Block paved frontage providing off road parking for several vehicles, side access gate into rear garden, access to garage.

#### TENURE & COUNCIL TAX:

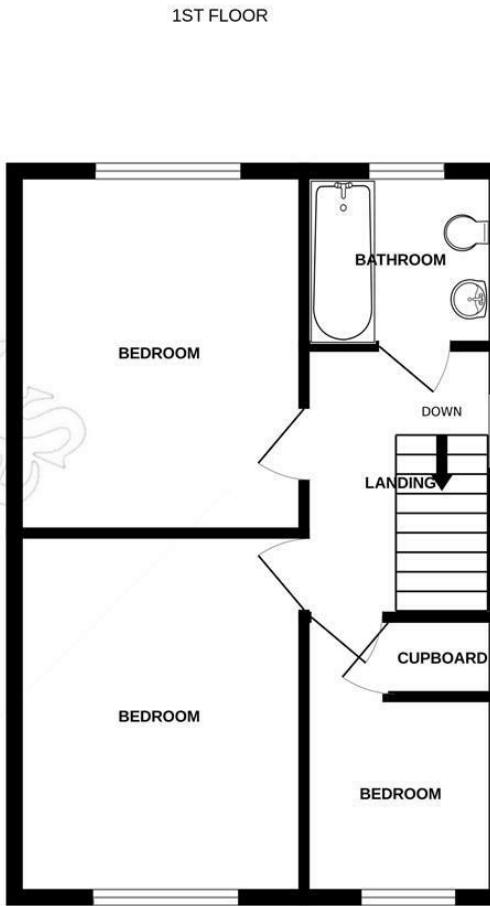
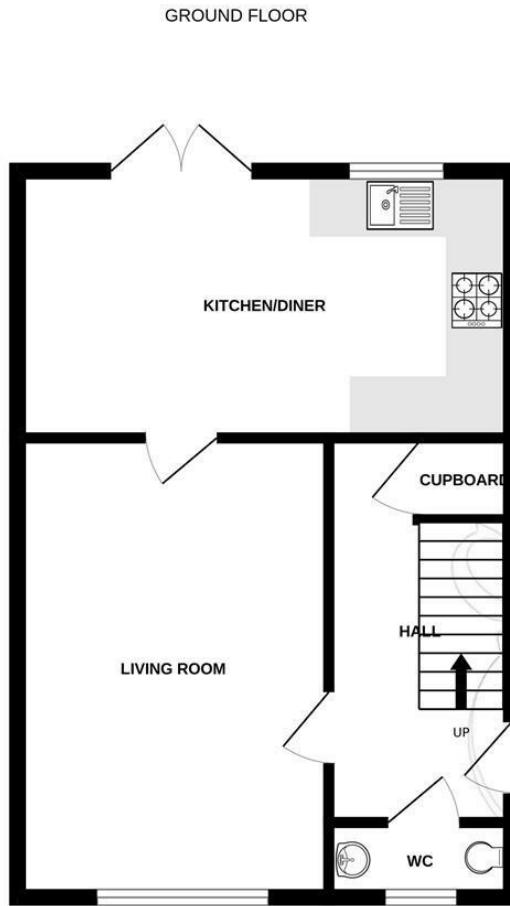
This property is being sold freehold and is Tax Band D.

#### 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 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, 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.



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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