



Sheerwater Close, Burnham-on-Crouch , Essex CM0 8EN  
Price £525,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*\*STYLISHLY IMPROVE DETACHED FAMILY HOME\*\*\*** Favourably positioned within a quiet no through turning on one of Burnham's most favoured modern and central developments is this vastly improved, wonderfully maintained and spacious detached family home. The property is located within walking distance of Burnham's picturesque Country Park, Marina, railway station with links into London Liverpool Street and historic High Street where an array of pubs, restaurants and shops are easily accessible. Deceptive living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, impressive refitted kitchen/breakfast room, living room and dining room with adjoining conservatory at the rear. The first floor then offers a light and airy landing area leading to four well proportioned double bedrooms, one of which is served by an en-suite shower room and the remaining three being served by a family bathroom. Externally, the property enjoys an attractive rear garden with variety of seating areas while the frontage provides extensive off road parking and access to a double garage. Viewing is strongly advised to avoid disappointment. Energy Rating D.





## FIRST FLOOR:

### LANDING:

Double glazed window to side, radiator, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 13'11 x 10'3 (4.24m x 3.12m )

Double glazed window to rear, radiator, door to:

### EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor, inset downlights, extractor fan.

### BEDROOM 2: 16'11 > 12'7 x 8'6 (5.16m > 3.84m x 2.59m )

Double glazed window to front, radiator.

### BEDROOM 3: 11' x 10'3 (3.35m x 3.12m )

Double glazed window to rear, radiator.

### BEDROOM 4: 9'4 x 7'2 (2.84m x 2.18m )

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor, inset downlights.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, radiator, built in storage cupboard, staircase to first floor, doors to:

### CLOAKROOM:

Obscure double glazed window to front, heated towel rail, 2 piece white suite comprising wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below, part tiled walls.

### KITCHEN/BREAKFAST ROOM: 17'3 x 8'5 (5.26m x 2.57m )

Double glazed entrance door to side, double glazed windows to front and side, radiator, extensive range of high gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, built in 5-ring gas hob with glass extractor hood over, built in eye level double oven, space and plumbing for fridge/freezer, washing machine and dishwasher, part tiled walls, tiled floor, arch leading to:

### DINING ROOM: 12'4 x 8'5 (3.76m x 2.57m )

Radiator, tiled floor, access to:

### LIVING ROOM: 16'1 x 13' (4.90m x 3.96m )

Double glazed bow window to rear, radiator, wood burner with display mantle over.

### CONSERVATORY: 12'11 x 12'2 (3.94m x 3.71m )

Double glazed French style doors to side opening onto garden, double glazed windows to both sides and rear.

### EXTERIOR:

#### REAR GARDEN:

Commencing with a block paved seating area leading to remainder which is predominantly laid to lawn with planted beds to borders and a further block paved seating area to one corner, external cold water tap and lighting, side access gate leading to frontage, double glazed personal door into rear of:-

### DOUBLE GARAGE: 17'11 x 17'2 (5.46m x 5.23m)

Twin up and over doors to front, power and light connected, double glazed personal door to rear, opening to:-

### FRONTAGE:

Low maintenance frontage with small shingled area adjacent to a block paved driveway providing off road parking and access to the double garage, side access gate leading to rear garden.

### TENURE & COUNCIL TAX BAND:

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

### 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 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.

### 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.



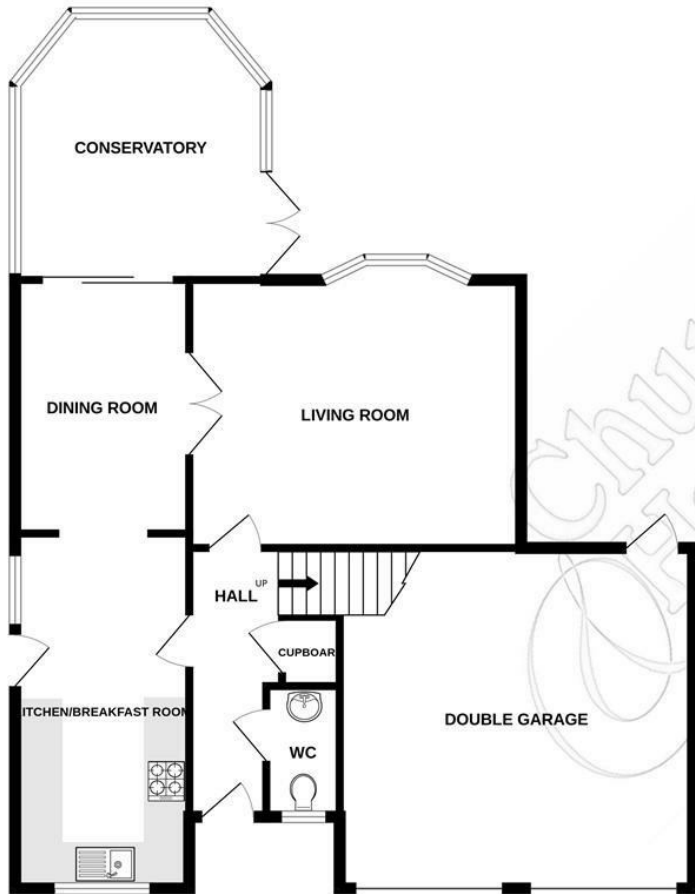




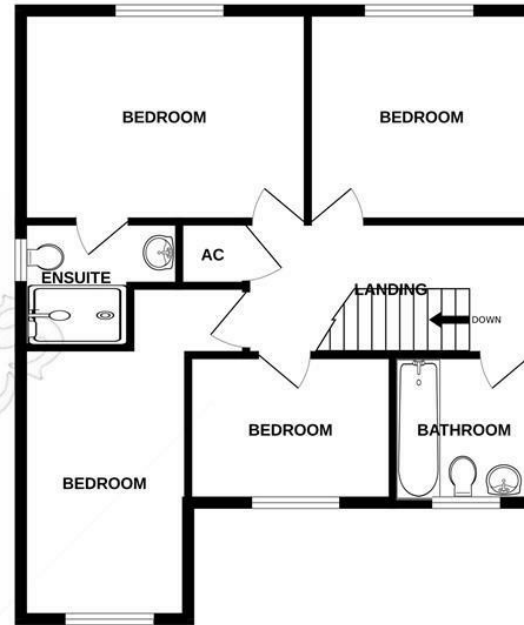




GROUND FLOOR



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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