



**Church
Hawes**
churchandhawes.com

Normandy Avenue, Burnham-On-Crouch , CM0 8JR
Price £300,000

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

****NO ONWARD CHAIN**** Situated in a quiet sought-after turning just a short distance from the centre of Burnham and close to Burnham County Primary School, this charming semi-detached bungalow offers well-presented accommodation including two generous double bedrooms. The property enjoys a delightful conservatory/garden room that overlooks and opens onto the established rear garden, creating a bright and relaxing space ideal for everyday living. The impressive rear garden is a particular feature of the home and includes a substantial outbuilding, offering excellent potential for a home office, studio, hobby room, or possible annexe accommodation (subject to the necessary planning permissions). Conveniently located close to local amenities and transport links, this appealing bungalow presents a wonderful opportunity and early viewing is highly recommended. Energy Rating C.



ACCOMMODATION COMPRISES:

Part obscure double glazed door to front, access to loft space, doors to:

LIVING ROOM: 12'4 x 10'11 max (3.76m x 3.33m max)

Double glazed window to front, radiator, feature fireplace, built in storage cupboard, leading to:

KITCHEN: 9'1 x 6'8 (2.77m x 2.03m)

Obscure double glazed entrance door and window to rear, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, space for cooker with extractor over and dishwasher, part tiled walls, tiled floor, leading to:

UTILITY: 9' x 8'6 (2.74m x 2.59m)

Double glazed entrance door to side, double glazed windows to side and rear, radiator, roll edged work surfaces with space and plumbing below for washing machine and tumble dryer.

CONSERVATORY/GARDEN ROOM: 15'8 x 8'11 (4.78m x 2.72m)

Double glazed French style doors opening onto rear garden, double glazed windows to side and rear, 2 radiators.

BEDROOM 1: 11' x 10' (3.35m x 3.05m)

Double glazed French style doors opening into conservatory, radiator.

BEDROOM 2: 11' x 7'10 (3.35m x 2.39m)

Double glazed window to front, radiator.

BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with shower over and glass screen, wash hand basin set on vanity unit with storage below and wc, tiled walls and floor.

EXTERIOR:**REAR GARDEN:**

Commencing with a block paved seating area leading to remainder which is mainly laid to lawn with picket fence

sectioning off the rear which in turn provides access to an impressive outbuilding with double glazed windows, power and light connected.

FRONTAGE:

Block paved driveway providing off road parking for numerous vehicles, side access to rear garden.

TENURE & COUNCIL TAX BAND:

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

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.

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.



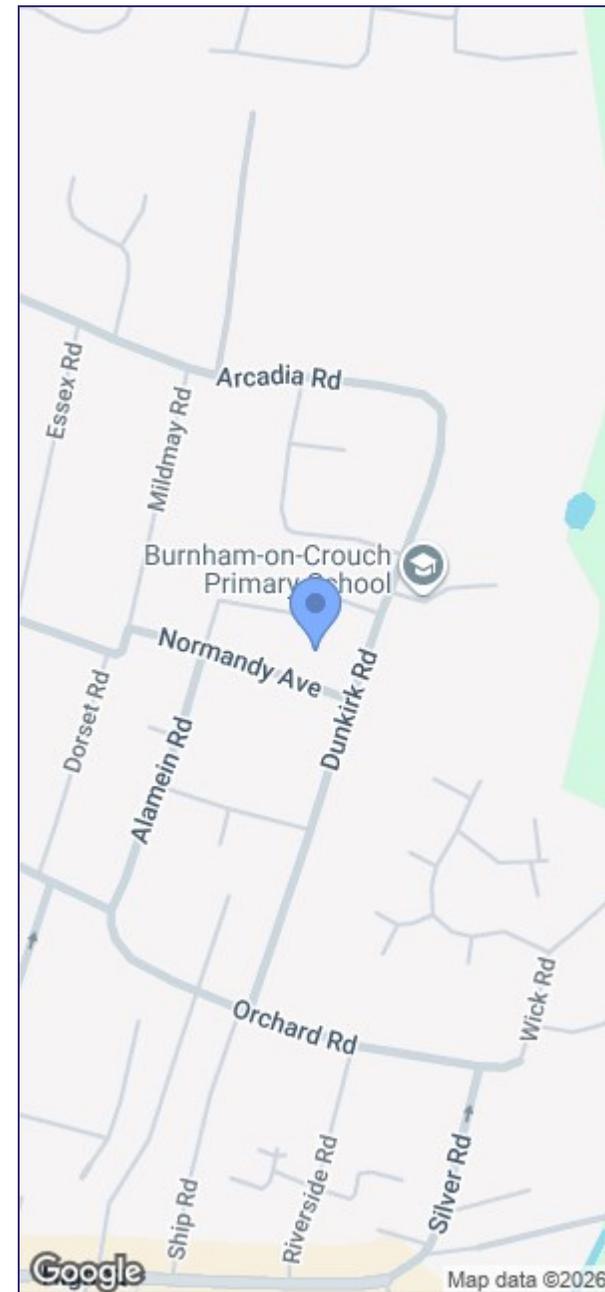
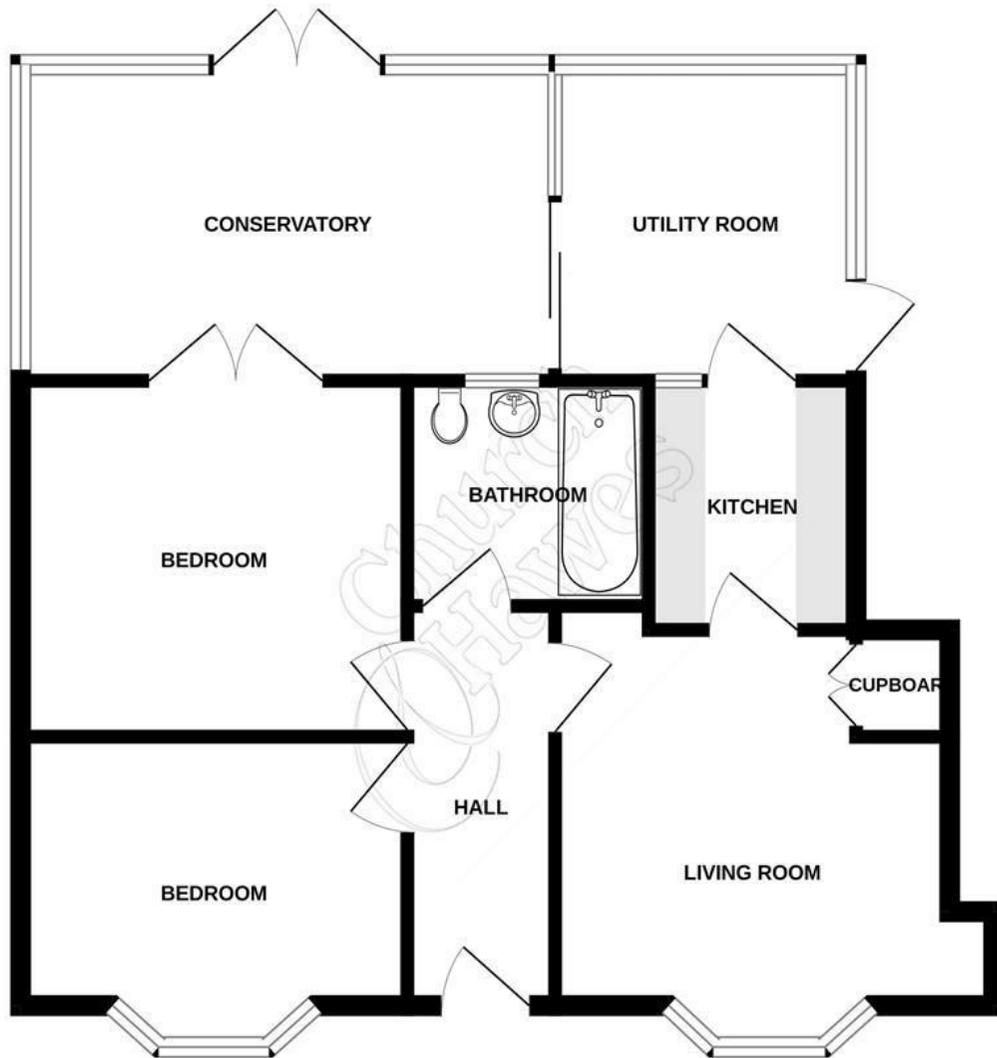
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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