



Charwood Mews, Burnham-On-Crouch, CM0 8GT  
Price guide £625,000

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

£625,000 - £650,000.

Modern Detached Bungalow with South-Facing Garden  
Burnham-on-Crouch | Gated Private Turning | NHBC  
Warranty Remaining | EPC: B

Offered with no onward chain, this exceptional two-bedroom detached bungalow is located on the fringes of Burnham-on-Crouch, within a gated private turning comprising just seven exclusive homes. While the exterior retains a classic and traditional design, the interior has been finished to an impeccable contemporary standard, combining high-grade materials with thoughtful, modern layout and styling.

The spacious accommodation includes two double bedrooms, with the principal bedroom benefiting from a sleek en suite shower room. There is also a beautifully appointed family bathroom and a separate cloakroom. A wide and welcoming entrance hallway leads through to a bright living room and an impressive open-plan kitchen, dining and family room – perfect for both entertaining and everyday living – with a separate utility room providing additional convenience.

Externally, the property enjoys a private, south-facing rear garden that is ideal for relaxing or hosting guests, along with a well-maintained front garden and an independent driveway. Additional features include underfloor heating throughout, an energy-efficient air source heat pump, generous loft storage, and the reassurance of a remaining NHBC building guarantee.

This is a rare opportunity to secure a high-specification bungalow in a peaceful yet well-connected setting – ideal for those seeking stylish single-storey living in a secure, small development on the edge of town.

#### ENTRANCE HALLWAY:

13'9 x 9'3 (4.19m x 2.82m)

#### CLOAKROOM:

#### MASTER BEDROOM:

13'8 x 13'7 (4.17m x 4.14m)

#### EN -SUITE:

10' x 7'4 (3.05m x 2.24m)

#### BEDROOM 2

14'7 x 13'6 (4.45m x 4.11m)

#### BATHROOM:

10' x 7'4 (3.05m x 2.24m)

#### LIVING ROOM:

19'7 x 18' (5.97m x 5.49m)

#### KITCHEN/DINING/FAMILY ROOM:

25'7 x 14'7 (7.80m x 4.45m)

#### UTILITY ROOM:

14'7 x 8'8 (4.45m x 2.64m)

#### 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.

#### BURNHAM-ON-CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. 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.



