



Park Road, Burnham-on-Crouch , Essex CM0 8ER  
Guide price £600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*GUIDE PRICE £600,000 TO £650,000\*\*** Situated on one of Burnham's most sought-after roads, this spacious four-bedroom detached home offers convenient access to the high street with its shops, restaurants, yacht clubs and everyday amenities. The property is just a short stroll away from the country park, sports centre, sea wall and marina—ideal for dog walkers and those who enjoy coastal walks. Set on a generous plot, the property boasts a superb rear garden extending over 135 ft, and offers excellent potential to extend further (subject to planning). The ground floor accommodation includes a welcoming entrance hall, refitted shower room, a good-sized dual aspect living room leading to a large conservatory, impressive fitted kitchen opening to a dining room, utility room, and an additional reception room suitable as a study, playroom or potential fifth bedroom. Upstairs, there are four well-proportioned bedrooms and a refitted family bathroom. Externally, the property features a beautifully maintained rear garden, perfect for gardening enthusiasts or families seeking ample outdoor space. To the front, a private hedged boundary encloses an L-shaped driveway providing parking for multiple vehicles, along with an attached garage with power and lighting. This is a rare opportunity to purchase a substantial property in a prime location with versatile accommodation and significant potential. Energy Rating TBC.



## FIRST FLOOR:

### LANDING:

Double glazed window to front, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

### BEDROOM 1: 14'9 x 12'4 (4.50m x 3.76m )

Double glazed window to side, radiator.

### BEDROOM 2: 12'3 x 10'9 (3.73m x 3.28m )

Double glazed window to side, radiator, exposed wood floorboards.

### BEDROOM 3: 12' x 10'9 (3.66m x 3.28m )

Double glazed window to rear, radiator.

### BEDROOM 4: 11' x 7' (3.35m x 2.13m )

Double glazed window to side, radiator, wood effect floor.

### FAMILY BATHROOM:

Obscure glazed window to side, chrome heated towel rail, refitted 4 piece white suite comprising freestanding roll top bath with mixer tap and shower attachment, close coupled wc and 'his and hers' wash hand basins set on vanity unit with storage units below, tiled walls, exposed wood floorboards.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure glazed wooden entrance door to front, radiator, staircase to first floor, built in storage cupboard, solid oak floor, doors to:

### SHOWER ROOM:

Two obscure glazed windows to side, chrome heated towel rail, refitted 3 piece white suite comprising wc with concealed cistern, wash hand basin set on vanity unit with storage cupboard below and walk-in double shower with both rainfall and handheld attachments and glass screen, tiled walls and floor.

### LIVING ROOM: 22'5 x 11'9 (6.83m x 3.58m )

Triple aspect room with double glazed windows to front and side and double glazed sliding door to conservatory, 2 radiators, white fireplace surround and display mantle with open fire.

### CONSERVATORY: 22'9 x 12'7 (6.93m x 3.84m )

Double glazed French style doors opening onto rear garden, double glazed windows to side and rear, solid oak floor, double doors to dining room.

### STUDY/BEDROOM 5: 12'2 x 9'8 (3.71m x 2.95m )

Window to rear looking into conservatory, radiator, built in shelving and storage unit, solid oak floor.

### KITCHEN: 15'5 x 10'1 (4.70m x 3.07m )

A country style kitchen fitted with an extensive range of oak storage units, drawers and display cabinets, marble effect work surfaces with inset 1 ½ bowl/single drainer sink unit, stainless steel range oven with 6-ring gas hob, dual electric ovens, splashback and extractor hood, space for fridge/freezer, integrated dishwasher, solid oak floor, open plan to:

### DINING ROOM: 18'3 x 11'3 (5.56m x 3.43m )

Double glazed French style doors opening onto rear garden, double glazed French style doors to conservatory, radiator, solid oak floor, door to:

### UTILITY: 12'7 x 8'8 (3.84m x 2.64m )

Double glazed entrance door to rear opening onto rear garden, double glazed window to rear, radiator, range of wall and base mounted storage units, roll edged work surfaces with inset white ceramic butler sink, space and plumbing for washing machine, tumble dryer and additional fridge, if required, tiled floor, door into rear of garage.

## EXTERIOR:

### REAR GARDEN: in excess of 135' (in excess of 41.15m )

Commencing with a large raised decked seating and entertaining area leading down to remainder which is predominantly laid to lawn with a stunning array of planted shrubs and borders as well as fruit trees, including cooking and eating applies, greengages, Victoria plums peach and fig trees, the remainder of the garden is sectioned off by trellis fencing and leads to a generously sized vegetable plot with enclosed beds, greenhouse and storage shed, exterior cold water tap and double electric sockets, side access path and gate leading to:

### FRONTAGE:

Screened by mature hedgerows to front boundary with a block paved 'L' shaped driveway providing extensive off road parking, remainder of frontage is laid to lawn with planed borders, driveway provides access to:

### GARAGE:

Wide opening doors to front, power and light connected, personal door at rear into utility.

## TENURE & COUNCIL TAX BAND:

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

## 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.



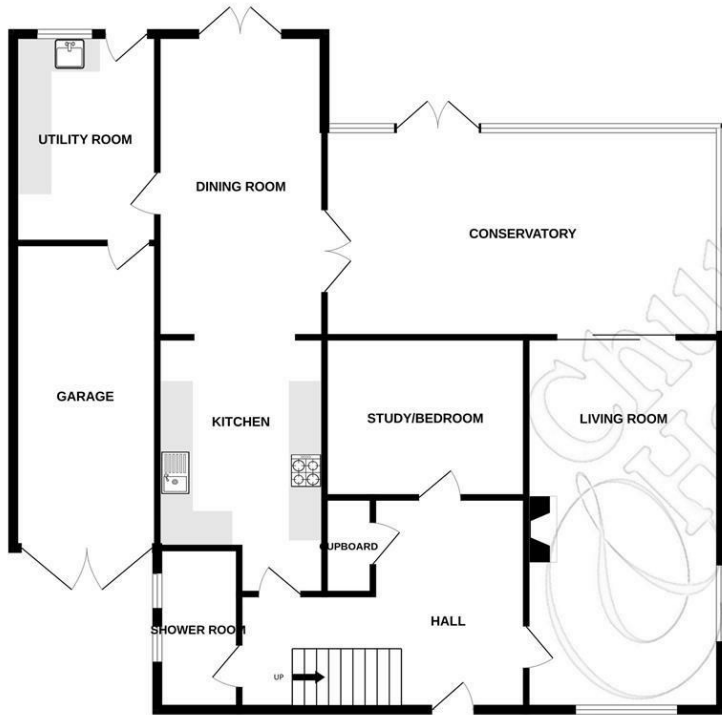




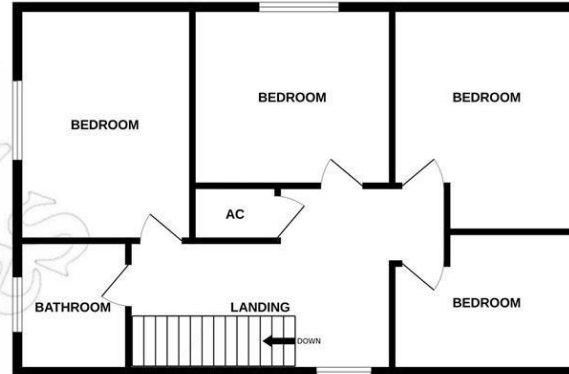




GROUND FLOOR



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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