



Fitzwilliam Road, Burnham-on-Crouch, Essex CM0 8GJ  
Price £650,000

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

**\*\*NO ONWARD CHAIN\*\*** Occupying an enviable position on the edge of the ever sought after Corinthian Place development on the fringes of Burnham is this quite superb executive detached family home. The property has been wonderfully maintained by the landlords and has also been stylishly improved and offers light, airy and spacious living accommodation throughout commencing on the ground floor with an inviting entrance hall leading to a dual aspect living room, cloakroom, dining room/snug in addition to a superb open plan kitchen/breakfast/family room at the rear with adjoining utility room. The first floor then offers a spacious landing leading to an impressive four piece family bathroom and **FIVE BEDROOMS**, two of which are complimented by en-suite shower rooms. Externally, the property enjoys a quiet position on the edge of the development and therefore offers extensive off road parking and a detached double garage as well as a manageable garden to the rear. The property also offers a favourable position within walking distance to local schools, shops, pubs and restaurants set along Burnham's historic High Street and banks of the River Crouch for sailing/yachting enthusiasts. The property is also positioned approximately 0.5 miles from Burnham's railway station which offers direct links into London Liverpool Street for commuters. An early inspection of this property is strongly advised to fully appreciate the size and standard of living accommodation this property has to offer. Energy Rating B.



## FIRST FLOOR:

### LANDING:

Radiator, access to loft space, airing cupboard housing hot water cylinder, staircase down to Ground Floor, doors to:

### BEDROOM 1: 14'4 x 12'2 (4.37m x 3.71m )

Double glazed windows to both sides, 2 radiators, built in wardrobes, door to:

### EN-SUITE:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, part tiled walls, inset downlights, extractor fan.

### BEDROOM 2: 12'9 x 10'10 (3.89m x 3.30m )

Double glazed windows to front and side, radiator, door to:

### EN-SUITE:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, part tiled walls, inset downlights, extractor fan.

### BEDROOM 3: 12'2 x 10'2 (3.71m x 3.10m )

Double glazed window to front, radiator.

### BEDROOM 4: 11'3 x 10'6 (3.43m x 3.20m )

Double glazed window to rear, radiator.

### BEDROOM 5: 9'3 x 7'8 (2.82m x 2.34m )

Double glazed window to front, radiator.

### FAMILY BATHROOM: 9'10 x 7'9 (3.00m x 2.36m )

Obscure double glazed window to rear, heated towel rail, 4 piece white suite comprising panelled bath with mixer tap, close coupled WC, pedestal wash hand basin with wall mounted cabinet over and fully tiled walk-in shower with sliding glass door, part tiled walls, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, storage cupboard, staircase to First Floor, wood effect floor, doors to:

### LIVING ROOM: 21'8 + bay x 14'1 >11'11 (6.60m + bay x 4.29m >3.63m )

Double glazed bay window to front and double glazed French style doors to rear, 2 radiators.

### DINING ROOM/SNUG: 12'11 + bay x 10'6 (3.94m + bay x 3.20m )

Double glazed bay window to front and double glazed window to side, 2 radiators.

### CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splashback, wood effect floor, extractor fan.

### KITCHEN/DINING/FAMILY ROOM: 21'6 x 14'4 (6.55m x 4.37m )

Double glazed French style doors to side and double glazed windows to other side and rear, 2 radiators, extensive range of gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer sink unit, built in 5-ring gas hob with extractor hood over, built in eye level double oven, integrated fridge/freezer, wood effect floor, door to:

### UTILITY: 8' x 7' (2.44m x 2.13m )

Obscure double glazed entrance door to rear, range of matching wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, integrated washing machine, wood effect floor, extractor fan.

### EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with bark chipped area at rear of garage, exterior cold water tap and power point, side access gate leading to:

### FRONTAGE:

Large block paved frontage providing extensive off road parking and access to:

### DETACHED DOUBLE GARAGE:

Twin up and over doors to front, power and light connected, overhead storage timbers, personal door to side into rear garden.

### TENURE & COUNCIL TAX:

The property is freehold and is council tax band G.

### 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, 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.

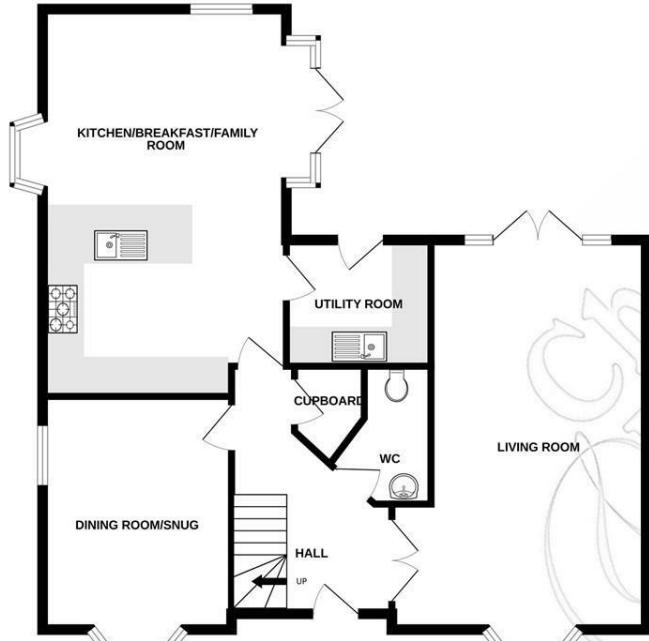
### AGENTS NOTES:

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.





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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