



Station Road, Burnham-on-Crouch, Essex CM0 8HF  
Price £320,000

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

**\*\*NO ONWARD CHAIN\*\*** Occupying a prime central position within easy walking distance of Burnham's wide range of local amenities—including shops, pubs, restaurants, a post office, doctor's surgery, supermarket, and mainline railway station with direct links to London Liverpool Street—this charming semi-detached property offers a superb blend of character features and spacious, open-plan living.

The impressive accommodation begins on the ground floor, where a welcoming living room opens into a dining area, which in turn leads to the kitchen and a four-piece family bathroom. To the first floor is a superb, light-filled galleried landing providing access to two well-proportioned bedrooms.

Externally, the property benefits from a low-maintenance, block-paved rear courtyard. To the side of the house is substantial off-street parking for several vehicles, with gated access leading to a garage fitted with an electric door.

Given its highly sought-after central location, generous living space, and rare parking provision for Burnham, this property is expected to generate strong interest. Early viewing is therefore highly recommended. Energy Rating D.

## FIRST FLOOR:

### GALLERIED LANDING/STUDY AREA:

11'11" x 10'7" (3.63 x 3.23)

Two double glazed windows to side and double glazed window to rear, radiator, built in storage cupboard, balustrade staircase down to ground floor, doors to:-

### BEDROOM ONE:

12'0" x 11'8" (3.66m x 3.56m)

Double glazed window to front, access to loft space.

### BEDROOM TWO:

9'6" x 7'10" (2.90 x 2.39)

Double glazed window to rear, radiator.

## GROUND FLOOR:

### LIVING ROOM:

12'2" x 12'0" (3.71 x 3.66)

Part glazed entrance door to front, double glazed window to front, radiator, feature fireplace with stone surround and hearth, open to:-

### DINING AREA:

15'1" x 11'8" (4.60 x 3.56)

Part glazed door to side with side light, radiator, wood effect flooring, staircase to first floor, door to:-

### KITCHEN:

9'3" x 9'3" (2.82 x 2.82)

Fully glazed double doors opening to rear garden and double glazed window to side. A light and airy room boasting vaulted ceiling with Velux windows, single drainer stainless steel sink unit set in laminate work surfaces, 5-ring gas hob with chimney extractor hood over, built in eye level double oven with microwave over, extensive range of fitted wall and base mounted storage units and drawers, space and plumbing for washing machine, integrated fridge/freezer and dishwasher, wood effect flooring, radiator, boiler installed in 2023 and housed in matching wall mounted cupboard unit.

### BATHROOM:

7'6" x 5'5" (2.29 x 1.65)

Obscure double glazed window to side, 4 piece white suite comprising panelled bath, close coupled WC, pedestal wash hand basin and tiled shower cubicle, fully tiled wall and floor, heated towel rail, shaver point.

### EXTERIOR:

Independent driveway providing off road parking for up to 3 vehicles (currently in the process of being block paved), providing access to sideway and:

**SINGLE GARAGE:** Detached with single electric roller door to front, power and light connected.

**REAR GARDEN:** A low maintenance rear garden predominately block paved with brick and fenced borders, leading to side.

## TENURE & COUNCIL TAX:

The property is being sold freehold and is council tax band B.

## BURNHAM-ON-CROUCH:

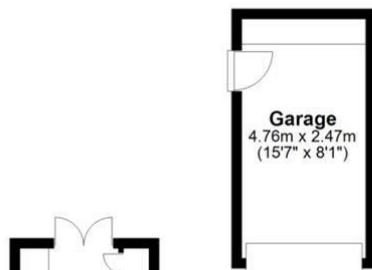
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renowned yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many 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



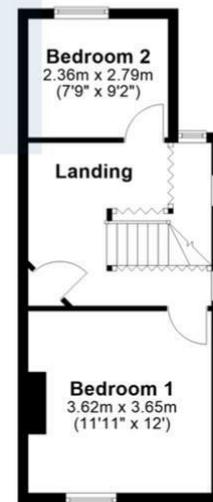
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Approximate Internal Floor Area  
Main House 77 SQ M 824 SQ FT  
Garage 11 SQ M 126 SQ FT  
Total 88 SQ M 950 SQ FT

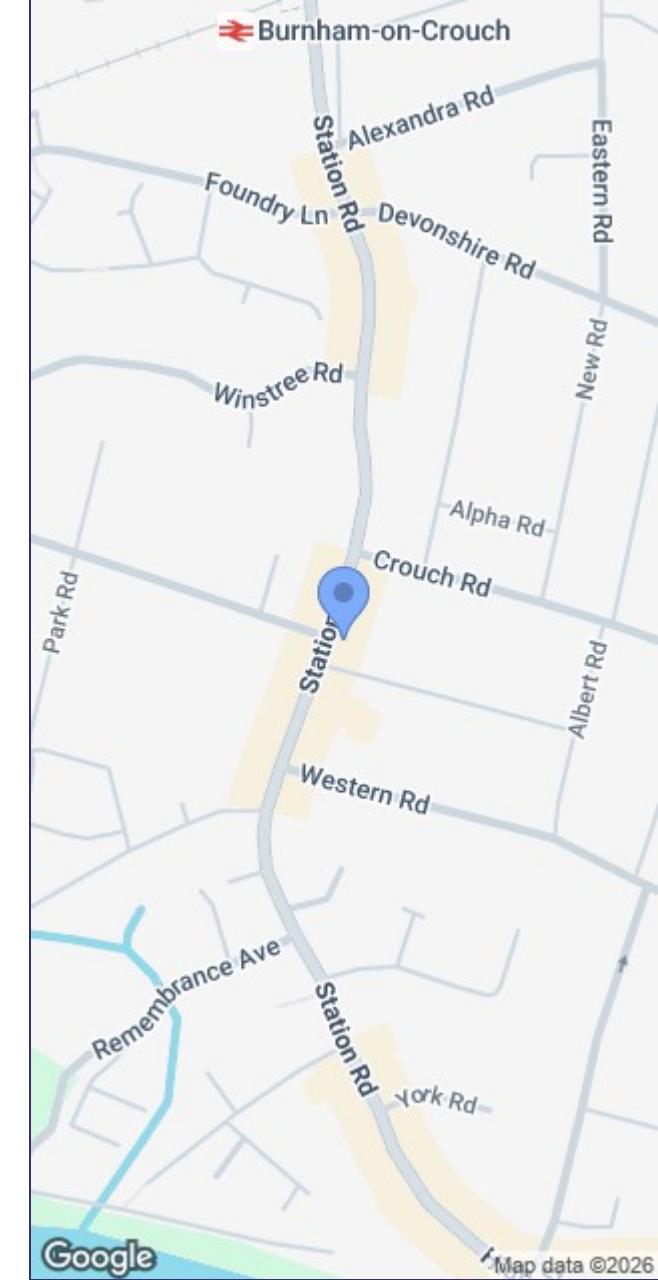
This floor plan is for guidance to layout only and is  
NOT TO SCALE.

Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes & compass  
bearings before making any decisions reliant upon them.  
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### First Floor



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