



Maple Way, Burnham-on-Crouch, Essex CM0 8TR
Price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Positioned on the ever desirable Maple Leaf development within walking distance of the picturesque Country Park, River Frontage, Marina and mainline railway station which offers direct links into London Liverpool Street, is this vastly improved and wonderfully maintained semi-detached family home. Deceptively spacious living accommodation commences on the ground floor with a welcoming entrance hall leading to a cloakroom with space for washing machine and tumble dryer, light and airy dual aspect living/dining room which in turn opens to an impressive refitted kitchen with integrated appliances. The first floor then offers a landing leading to three good sized bedrooms and a refitted family bathroom. Externally, the property enjoys a manageable and pleasant rear garden while off road parking is on offer at the rear via a driveway in front of a single garage. Further benefits the property offers include replacement double glazed windows and doors and a gas fired combi boiler located in the loft. Demand in properties such as this and in this favoured position is normally high so an internal inspection is strongly advised. Energy Rating C.

FIRST FLOOR:

LANDING:

Access to loft space with pull down ladder and where gas fired combi boiler is housed, built in storage cupboard with radiator, staircase down to ground floor, doors to:-

BEDROOM ONE:

12'1 x 9'10 (3.68m x 3.00m)

Double glazed window to rear, radiator.

BEDROOM TWO:

11'3 x 9'10 (3.43m x 3.00m)

Double glazed window to front, radiator.

BEDROOM THREE:

8'1 > 6'11 x 7'11 (2.46m > 2.11m x 2.41m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled WC and wall mounted wash hand basin with storage below, part tiled walls, tiled floor, under floor heating.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure glazed composite entrance door to front with obscure double glazed windows either side, radiator, tiled flooring, doors to:-

CLOAKROOM/UTILITY:

Two piece white suite comprising close coupled WC and wall mounted wash hand basin with tiled splash back. Space and plumbing for washing machine and tumble dryer, part tiled walls, tiled floor.

LIVING ROOM:

14'5 x 18'2 > 11'10 (4.39m x 5.54m > 3.61m)

Double glazed window to front, radiator, staircase to first floor with storage cupboard below, open plan to:-

KITCHEN/DINER:

18'2 x 8'6 (5.54m x 2.59m)

Double glazed French style doors opening on to rear garden, double glazed window to rear, extensive range of matching black gloss fronted wall and base mounted storage units and drawers, laminate surfaces with inset single bowl single drainer sink unit, built in four ring gas hob with extractor hood over, built in eye level oven, integrated fridge/freezer, space and plumbing for dishwasher, part tiled walls, tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a raised deck and adjacent paved seating area leading to remainder which is mainly laid to lawn, side access path and gate leading to front, external cold water tap, glazed personal door into rear of:-

GARAGE:

Up and over door, power and light connected, personal door to rear garden, vehicular access from the rear with driveway providing parking for one vehicle.

FRONTAGE:

Mainly laid to lawn with path leading to front entrance door, side access gate leading to rear garden.

TENURE & COUNCIL TAX:

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

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, 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.



