



Arcadia Road, Burnham-on-Crouch, Essex CM0 8EF
Price £365,000

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

****IMPRESSIVE SEMI-DETACHED FAMILY HOME BACKING ON TO ALLOTMENTS!**** Set favourably in the heart of Burnham within walking distance of its historic High Street and its array of restaurants, pubs and River Crouch frontage, in addition to its railway station which offers direct links into London Liverpool Street, is this improved and wonderfully presented semi-detached family home, backing on to allotments. Deceptively spacious living accommodation commences on the ground floor with an entrance hall leading to a living room with fitted air conditioning unit, cloakroom and kitchen/diner across the rear which looks down the picturesque rear garden. The first floor then offers a landing leading to three well proportioned double bedrooms, one of which offers views over the aforementioned allotments to the rear as well as a refitted shower room. Externally, the property enjoys a stunning and well stocked rear garden full of colour while the frontage provides extensive off road parking and vehicular access to a garage at the side. Viewing is strongly advised to avoid disappointment. Energy Rating B.

FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE:

13'4 x 10'2 (4.06m x 3.10m)

Double glazed window to front, radiator.

BEDROOM TWO:

12'4 x 10'2 (3.76m x 3.10m)

Double glazed window to rear, radiator.

BEDROOM THREE:

10'3 > 7'8 x 6'11 (3.12m > 2.34m x 2.11m)

Double glazed window to side, radiator, built in storage cupboard.

SHOWER ROOM:

Obscure double glazed window to rear, chrome heated

towel rail, three piece white suite comprising close coupled WC, pedestal wash hand basin and walk in circular shower with sliding glass doors and screen, tiled walls, airing cupboard housing hot water cylinder.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to side, radiator, staircase to first floor with built in storage cupboard below, wood effect flooring, door to:-

CLOAKROOM:

Obscure double glazed window to front, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, continuation of wood effect flooring.

LIVING ROOM:

16'2 x 10'10 (4.93m x 3.30m)

Double glazed window to front, radiator, wall mounted air conditioning unit (not tested).

KITCHEN/DINER:

17'4 x 10'1 > 9'4 (5.28m x 3.07m > 2.84m)

Double glazed sliding patio door to rear, double glazed window to rear, radiator, range of white 'Shaker' style wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer white ceramic sink unit, cooker to remain with extractor hood over, space and plumbing for washing machine and fridge/freezer, tiled upstands, continuation of wood effect flooring.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with attractively planted beds to borders, side access gate leading to front, personal door into side of:-

GARAGE:

Up and over door to front, power and light connected, personal door to side, vehicular access via:-

FRONTAGE:

Driveway to the side of the house leading to garage in addition to further shingled parking space at the front providing extensive off road parking.

TENURE & COUNCIL TAX:

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

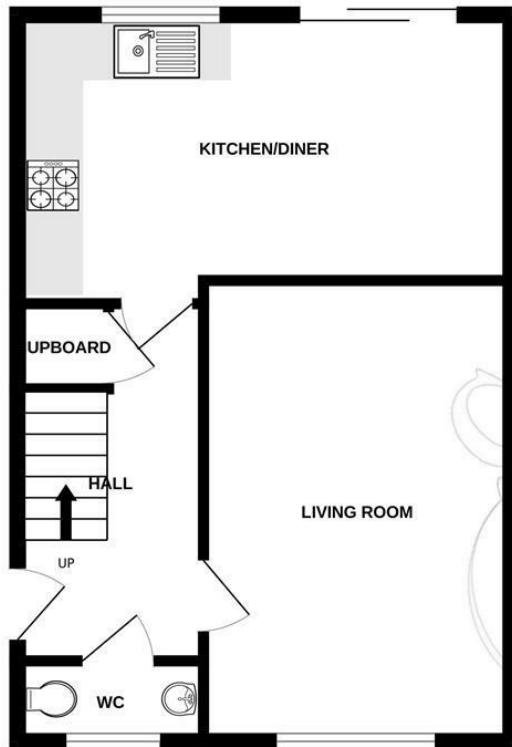
BURNHAM-ON-CROUCH:

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.

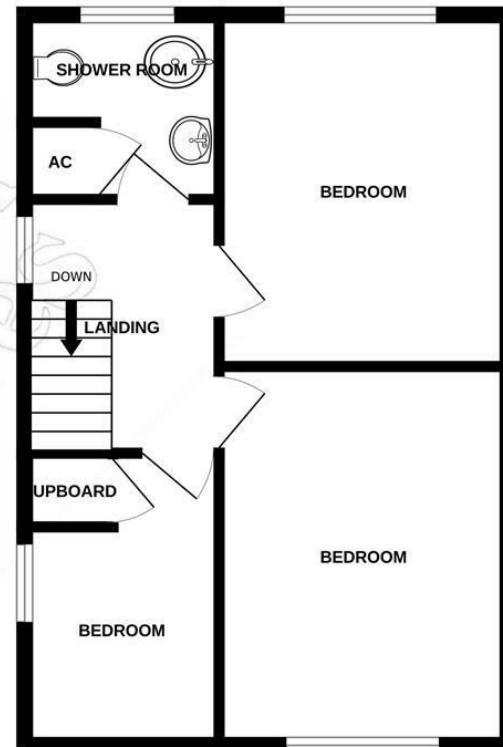
AGENTS NOTES:

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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