



Winstree Road, Burnham-on-Crouch, Essex CM0 8ET  
Guide price £400,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE £400,000 TO £425,000\*\***

Superb Extended Four-Bedroom Semi-Detached Home in Prime Burnham Location.

Ideally situated within walking distance of Burnham's historic High Street, an array of shops, restaurants, popular yacht clubs, the marina, scenic country park, and railway station, this exceptional semi-detached residence offers spacious and beautifully presented living accommodation throughout.

Originally designed as a five-bedroom home, this thoughtfully extended property now features four generously proportioned bedrooms and a wealth of flexible living accommodation.

The ground floor welcomes you with an entrance porch and cloakroom, leading into a stunning modern refitted kitchen/dining room—perfect for entertaining, which opens to a bright and airy living room at the front and to a conservatory at the rear, providing a relaxing space with views of the garden.

Upstairs, four impressively sized bedrooms await. One of these benefits from an adjacent shower room and could easily be converted into a self-contained suite with the addition of a door. A further family bathroom completes the first floor.

Externally, the home boasts a beautifully maintained south-facing rear garden, ideal for enjoying sunny afternoons. To the front, a generous block-paved driveway extends to one side with a carport, offering ample parking for several vehicles, in addition to a garage.

Viewing is highly recommended to fully appreciate all this wonderful home has to offer. Energy Rating C.



## FIRST FLOOR:

### LANDING:

Airing/storage cupboard, large hatch providing loft access with ladder and light.

### BEDROOM 1: 11'9 x 10'2 (3.58m x 3.10m )

Double glazed window to rear, radiator, large built in double wardrobe.

### BEDROOM 2: 11'8 x 9'7 (3.56m x 2.92m )

Double glazed window to front, radiator, built in double wardrobe.

### BEDROOM 3: 16'1 x 8'7 (4.90m x 2.62m )

Double glazed window to front, radiator, small loft hatch.

### BEDROOM 4: 9'7 x 7'8 (2.92m x 2.34m )

Double glazed window to front, radiator.

### SHOWER ROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled curved corner shower, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled floor, extractor fan.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, expel air extractor system.

## GROUND FLOOR:

### ENTRANCE PORCH:

Obscure double glazed entrance door to front, doors to:

### CLOAKROOM:

Obscure double glazed window to front, chrome heated towel rail, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage below, further obscure double glazed window to side, tiled walls.

### HALLWAY:

Radiator, staircase to first floor, wood effect floor, doors to:

### LIVING ROOM: 12'7 x 12'6 (3.84m x 3.81m )

Double glazed window to front, radiator, gas fire with display mantle over, double doors to:

### KITCHEN/DINER: 19'2 x 10'2 (5.84m x 3.10m )

Double glazed window to rear, refitted kitchen comprising extensive range of gloss fronted wall and base mounted storage units and drawers including pan drawers and space saving corner pull out units, granite work surfaces with inset 1 ½ bowl sink unit with drainer grooves to side, built in AEG oven with stainless steel drawer below and electric hob and extractor over, under stairs storage cupboard, dining area providing access to living room and:

### CONSERVATORY: 11'5 x 7'9 (3.48m x 2.36m )

Double glazed French style doors opening onto rear garden, double glazed windows to sides and rear, radiator, tiled floor.

### EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominately laid to lawn with sunken koi pond with an easy clean filtration system, array of attractive plants and shrubs throughout, greenhouse to remain, personal door into side of garage, side access gate leading to:

### PARKING/CARPORT:

Block paved driveway providing extensive off road parking and access to carport which in turn provides access to:

### GARAGE:

Up and over door to front, power and light connected, personal door to side into rear garden.

### TENURE & TAX BAND:

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

### AGENTS NOTE:

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.

### 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.

### MONEY LAUNDERING & 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.



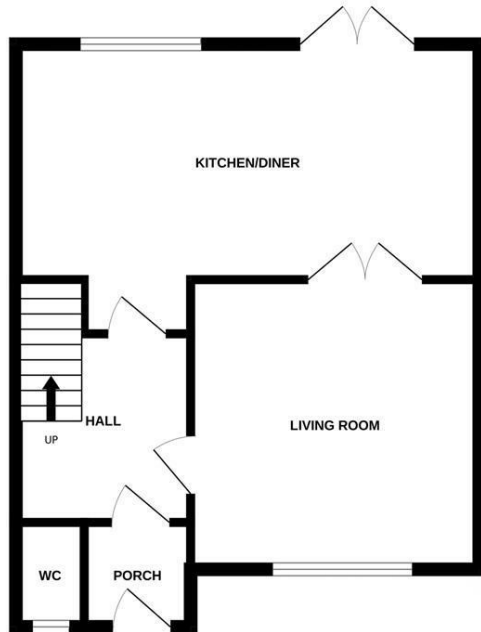




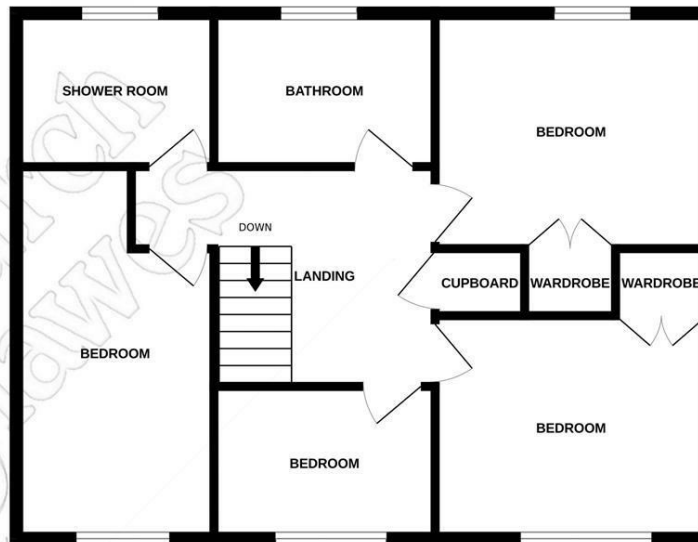




GROUND FLOOR



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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