



Maldon Road, Burnham on Crouch, CM0 8NS
£525,000

Church
Hawes

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Introducing Plot 71 - THE BUCKFASTLEIGH @ CORINTHIAN PLACE. A generously proportioned 2/3 bedroom double-fronted bungalow with separate study, south facing rear garden, garage and off road parking.

This thoughtfully designed property benefits from numerous energy efficient features including Photovoltaic Panels. Completion Spring/Summer 2026.

Property Upgrades to the value of £5,000.

CORINTHIAN PLACE have a range of schemes available to help you make your move, whether you are a first-time buyer or an existing homeowner.

VIEWING BY APPOINTMENT ONLY - Call Church & Hawes to book an appointment.

ACCOMMODATION COMPRISES:

KITCHEN/DINING ROOM:

18'7 x 16'3 (5.66m x 4.95m)

LOUNGE:

15'9 x 11'4 (4.80m x 3.45m)

BEDROOM 1:

12'3 x 12'1 (3.73m x 3.68m)

BEDROOM 2:

11'4 x 10'10 (3.45m x 3.30m)

STUDY:

7'9 x 7'7 (2.36m x 2.31m)

EN-SUITE:

8' x 4'9 (2.44m x 1.45m)

BATHROOM:

7'4 x 6'2 (2.24m x 1.88m)

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.

MONEY LAUNDERING REGULATIONS & 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.

VILLAGE OF 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.



