



Roman Way, Burnham-on-Crouch, Essex CM0 8UE  
Price £599,995

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*NO ONWARD CHAIN WITH STUNNING LANDSCAPED REAR GARDEN\*\***

Occupying an enviable and substantial corner plot, the garden of which has been superbly landscaped and maintained throughout, is this simply stunning detached family home within a quiet no through turning on one of Burnham's most favoured modern developments. The property has been vastly improved and wonderfully maintained throughout and offers spacious living accommodation commencing on the ground floor with an inviting entrance hall leading to a dining room, kitchen/breakfast room with integrated appliances and adjoining utility room, cloakroom and a triple aspect living room with a wonderful conservatory at the rear with vaulted ceiling. The first floor comprises a landing leading to a family bathroom and four well proportioned double bedrooms, two of which are complimented by refitted en-suite shower rooms. Externally, the property enjoys the aforementioned rear garden which measures 96' in width (max) and has been wonderfully landscaped throughout offering an array of impressive seating areas, water features and summer house. The substantial frontage provides extensive off road parking via a block paved driveway which also provides access to a detached double garage with electric roller doors. Properties in this sought after location generally experience a high level of demand so an early inspection is strongly advised. Energy Rating D.

**FIRST FLOOR:**

**LANDING:**

Radiator, access to loft space, airing cupboard housing hot water cylinder, staircase down to Ground Floor, inset downlights, doors to:

**BEDROOM 1:**

13'7 x 12' (4.14m x 3.66m )

Double glazed window to front, radiator, 2 built in wardrobes, inset downlights, door to:

**EN-SUITE:**

6'11 x 6'9 (2.11m x 2.06m )

Obscure double glazed window to front, chrome ladder radiator, refitted 3 piece white suite comprising fully tiled walk-in shower with sliding glass door, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, wood effect floor, inset downlights, extractor fan.

**BEDROOM 2:**

11'9 x 9'2 (3.58m x 2.79m )

Double glazed window to rear, radiator, built in wardrobe, inset downlights, door to:

**EN-SUITE:**

5'7 x 5'6 (1.70m x 1.68m )

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled curved corner shower with sliding glass door, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, wood effect floor, inset downlights, extractor fan.

**BEDROOM 3:**

12' x 8'1 (3.66m x 2.46m )

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

**BEDROOM 4:**

11'11 x 7'4 (3.63m x 2.24m )

Double glazed window to rear, radiator.

**FAMILY BATHROOM:**

7' x 6'5 (2.13m x 1.96m )

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, part tiled walls, wood effect floor, inset downlights, extractor fan.

**GROUND FLOOR:**

**ENTRANCE HALL:**

13'4 x 6'10 (4.06m x 2.08m )

Part obscure glazed composite external door to front with matching side light windows, radiator, staircase to First Floor with built in storage cupboard below, wood effect floor, doors to:

**LIVING ROOM:**

23'4 x 11'8 (7.11m x 3.56m )

Triple aspect room with double glazed windows to front and side and double glazed sliding patio door to Conservatory, 2 radiators, electric flame effect fire set in chimney breast with display mantle over, wood effect floor.

**CONSERVATORY:**

19'3 x 12'2 (5.87m x 3.71m )

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

**DINING ROOM:**

11'8 x 9'11 (3.56m x 3.02m )

Double glazed window to front, radiator, wood effect floor.

**CLOAKROOM:**

19'8"32'9" x 6'6"29'6" (6'10 x 2'9 )

Chrome heated towel rail, 2 piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splashback, tiled floor, extractor fan.

**KITCHEN/BREAKFAST ROOM:**

12'11 x 11'7 (3.94m x 3.53m )

Double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, 4-ring gas hob with extractor over, built in eye level double oven, integrated fridge and dishwasher, part tiled walls, tiled floor, door to:

**UTILITY ROOM:**

6'10 x 6'8 (2.08m x 2.03m )

Double glazed composite entrance door to rear opening onto rear garden, radiator, roll edged work surfaces with inset single bowl/single drainer sink unit, storage cupboard and space and plumbing below for washing machine and tumble dryer, further space for fridge/freezer, part tiled walls, tiled floor, wall mounted gas fired boiler.

**EXTERIOR:**

**REAR GARDEN:**

96' max width (29.26m max width)

A wonderfully landscaped rear garden commencing with a large Indian Sandstone paved patio seating area leading to remainder which comprises further seating areas, slate chipped borders and a raised decked area with lighting and access to an impressive timber built summerhouse (12'2 x 8'10) with French style doors opening onto decked area, double glazed window to side and with power and light connected, exterior cold water tap, water feature, power points, side access gate leading to front, composite personal door into side of:

**DETACHED DOUBLE GARAGE:**

17'6 x 17'1 (5.33m x 5.21m )

Twin electric roller shutter doors to front, power and light connected, overhead storage timbers, personal door to side, accessed via:

**FRONTAGE:**

Low maintenance frontage with a variety of paved and shingled areas immediately to the front of the property, block paved driveway providing extensive off road parking and access to garage, side access gate leading to rear garden.

**TENURE & COUNCIL TAX:**

This property is being sold freehold and is Council Tax Band E.

**AGENTS NOTE:**

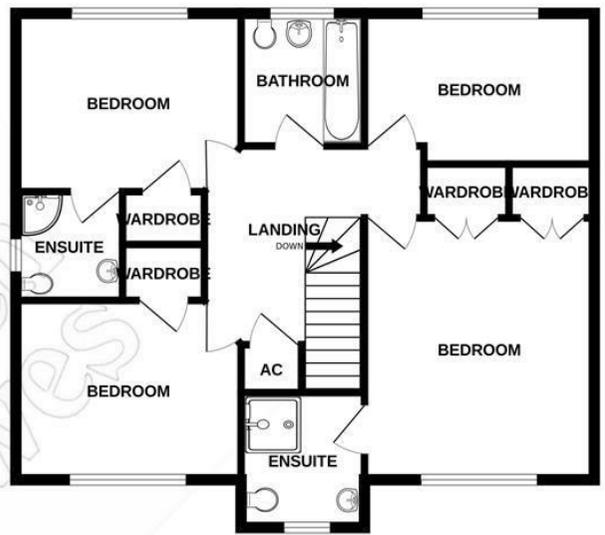
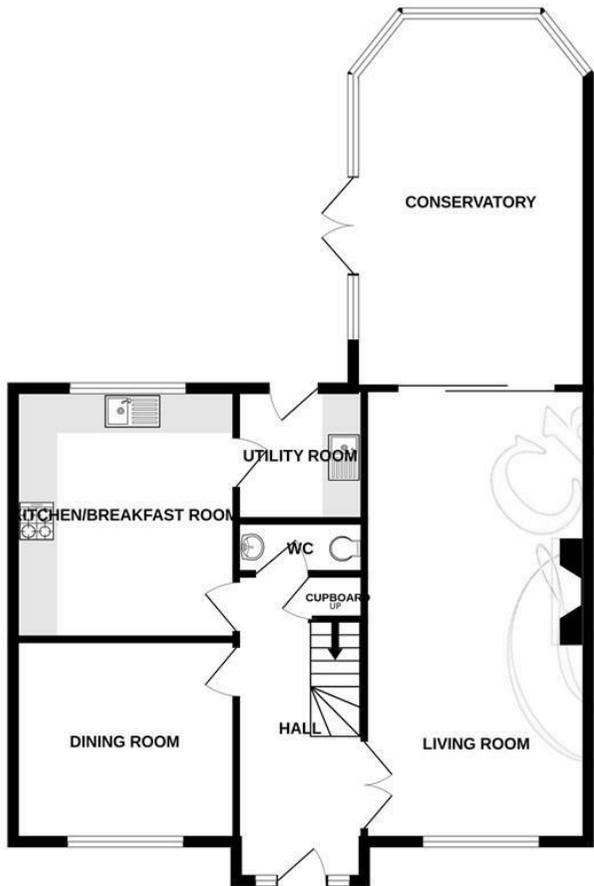
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 7,500 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.

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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