



Endeavour Way, Burnham-on-Crouch , Essex CM0 8FY
Price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Immaculate Two-Bedroom Home in the Sought-After Corinthian Place Development

Set within the ever-popular Corinthian Place development by David Wilson Homes on the outskirts of Burnham, this beautifully presented semi-detached home offers deceptively spacious accommodation and a stunning rear garden.

The ground floor features an inviting entrance hall, a modern fitted kitchen, a cloakroom, and a spacious rear living/dining room ideal for entertaining. Upstairs, you'll find two generously sized double bedrooms, each boasting its own en-suite bath or shower room — perfect for comfort and privacy.

Outside, the home enjoys an impressive rear garden, an attractive frontage and a private driveway with off-road parking, including an electric car charging point.

Further benefits include gas central heating, double glazing throughout and the remainder of the NHBC structural warranty.

Early viewing is highly recommended, as properties in this desirable location rarely stay available for long. Energy Rating B.



FIRST FLOOR:

LANDING:

Double glazed window to side, built in storage cupboard, staircase down to ground floor, doors to:

BEDROOM 1: 11'6 x 10'6 (3.51m x 3.20m)

Double glazed window to front, radiator, built in wardrobe, door to:

EN-SUITE BATHROOM:

Obscure double glazed window to front, heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, tiled walls and floor, extractor fan.

BEDROOM 2: 13'5 x 8'8 (4.09m x 2.64m)

Double glazed window to rear, radiator, access to loft space, door to:

EN-SUITE SHOWER:

Obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower cubicle with sliding glass door and screen, pedestal wash hand basin and close coupled wc, tiled walls and floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Composite entrance door to front, radiator, staircase to first floor, wood effect floor, doors to:

KITCHEN: 10' x 7'10 (3.05m x 2.39m)

Double glazed window to front, extensive range of grey gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, space and plumbing for fridge/freezer, washing machine and dishwasher, wood effect floor.

LIVING/DINING ROOM: 15'2 x 13'11 (4.62m x 4.24m)

Double glazed French style doors and windows to rear with matching side light windows, radiator, built in under stairs storage cupboard.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, at rear is a further shingled seating area, exterior cold water tap and lighting, side access gate leading to:

FRONTAGE:

Block paved driveway providing off road parking for several vehicles and an electric car charging point, side access gate into rear garden.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C. Estate Maintenance Fee approx £250 p.a.

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:

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.

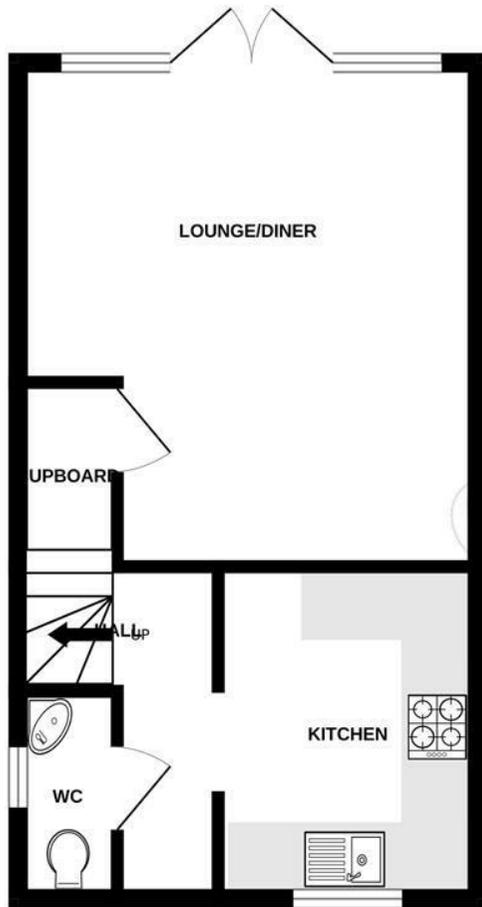
BURNHAM-ON-CROUCH:

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.

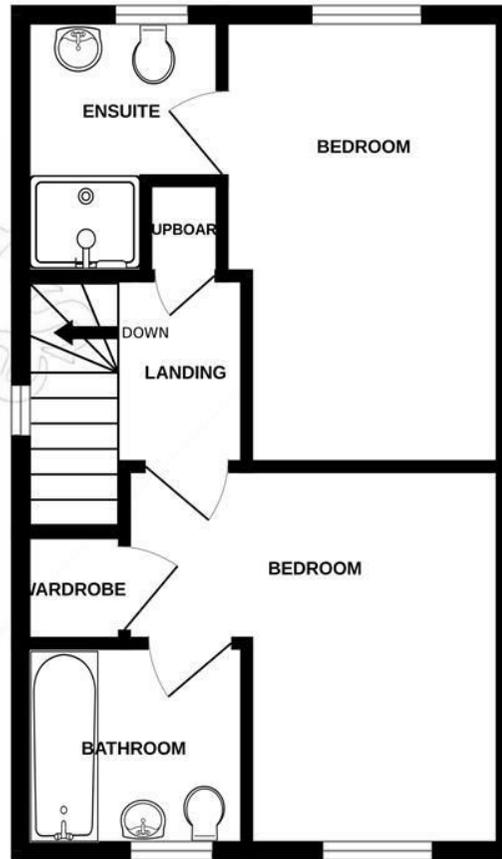




GROUND FLOOR



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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