



Mildmay Road, Burnham-on-Crouch , Essex CM0 8ED  
Price guide £425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

\*PRICE GUIDE £425,000 - £450,000\* Beautifully restored character property offering contemporary finishes yet retains many features including high ceilings, original fireplaces and bay windows. The semi detached Edwardian property is located within a highly sought after established road convenient for local shops, High Street. Quay and Burnham's railway station which offers a direct link at peak times to London Liverpool Street, journey time approx. 1 hour. The well presented and much improved accommodation includes three first floor double bedrooms served by a re fitted family bathroom, whilst the ground floor boasts a generous entrance hallway leading to a cloakroom, living room, dining room and open plan re fitted kitchen/breakfast room/day room. Externally there is a small low maintenance frontage and vastly improved westerly facing rear garden with a paved seating area and summer house at the rear. Due to the size, standard and location of this property we encourage early viewing to avoid any disappointment. Energy Rating: F.



**FIRST FLOOR - LANDING:**

Radiator, staircase to ground floor, spotlights, doors to:-

**BEDROOM 1: 15'6 x 11'6 plus bay (4.72m x 3.51m plus bay)**

Double glazed bay window to front and further double glazed window to front, radiator, feature cast iron fireplace.

**BEDROOM 2: 11'6 x 10'7 (3.51m x 3.23m)**

Double glazed window to rear, radiator, feature cast iron fireplace.

**BEDROOM 3: 11'3 x 10'1 (3.43m x 3.07m)**

Double glazed window to rear, radiator, feature cast iron fireplace.

**FAMILY BATHROOM:**

Refitted bathroom with obscure double glazed window to side, chrome heated towel, three piece white suite comprising 'P' shaped panelled bath with shower over and curved glass screen, close coupled wc and vanity wash hand basin with storage cupboard below and wall mounted mirrored cabinet over, further wall mounted cabinet, spotlights, access to loft space, tiled walls, wood effect flooring.

**GROUND FLOOR - ENTRANCE HALL:**

Part glazed solid wooden entrance door to front, radiator, staircase to first floor, doors to:-

**DINING ROOM: 11'2 x 10'2 (3.40m x 3.10m)**

Glazed entrance door to rear, radiator, double doors opening to:-

**LIVING ROOM: 11'7 x 11'5 (3.53m x 3.48m)**

Double glazed bay window to front, radiator, chimney breast with inset gas imitation log burner set on tiled hearth with solid oak bressumer display mantle over.

**CLOAKROOM:**

Two piece white suite comprising close coupled wc and wall mounted corner wash hand basin with tiled splash back, extractor fan.

**KITCHEN: 10'6 x 8'5 (3.20m x 2.57m)**

Refitted kitchen with two double glazed windows to side, extensive range of matching Shaker style wall and base mounted storage units, roll edge laminate work surfaces with matching upstands and inset 1 1/2 bowl single drainer ceramic sink unit, built in four ring induction hob with extractor over, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, part tiled walls, wood effect flooring, spotlights, open plan to:-

**BREAKFAST ROOM: 12'5 x 10'6 (3.78m x 3.20m)**

Double glazed French style doors and windows opening on to rear garden, vertical radiator, log log burner set on tiled hearth with solid oak bressumer display mantle over, wall mounted storage cabinets, continuation of wood effect flooring.

**EXTERIOR - REAR GARDEN:**

A westerly facing rear garden which commences with a paved patio seating area leading to remainder which is predominantly laid to lawn with matching path through centre leading to an impressive summer house at the rear boundaries, storage shed with cupboard housing boiler which was installed in 2023, external cold water tap, side access gate leading to:-

**FRONTAGE:**

Low maintenance frontage retained by black iron railings to boundaries which is shingled with paved side access path and gate leading to rear garden.

**TENURE & COUNCIL TAX:**

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

**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, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs

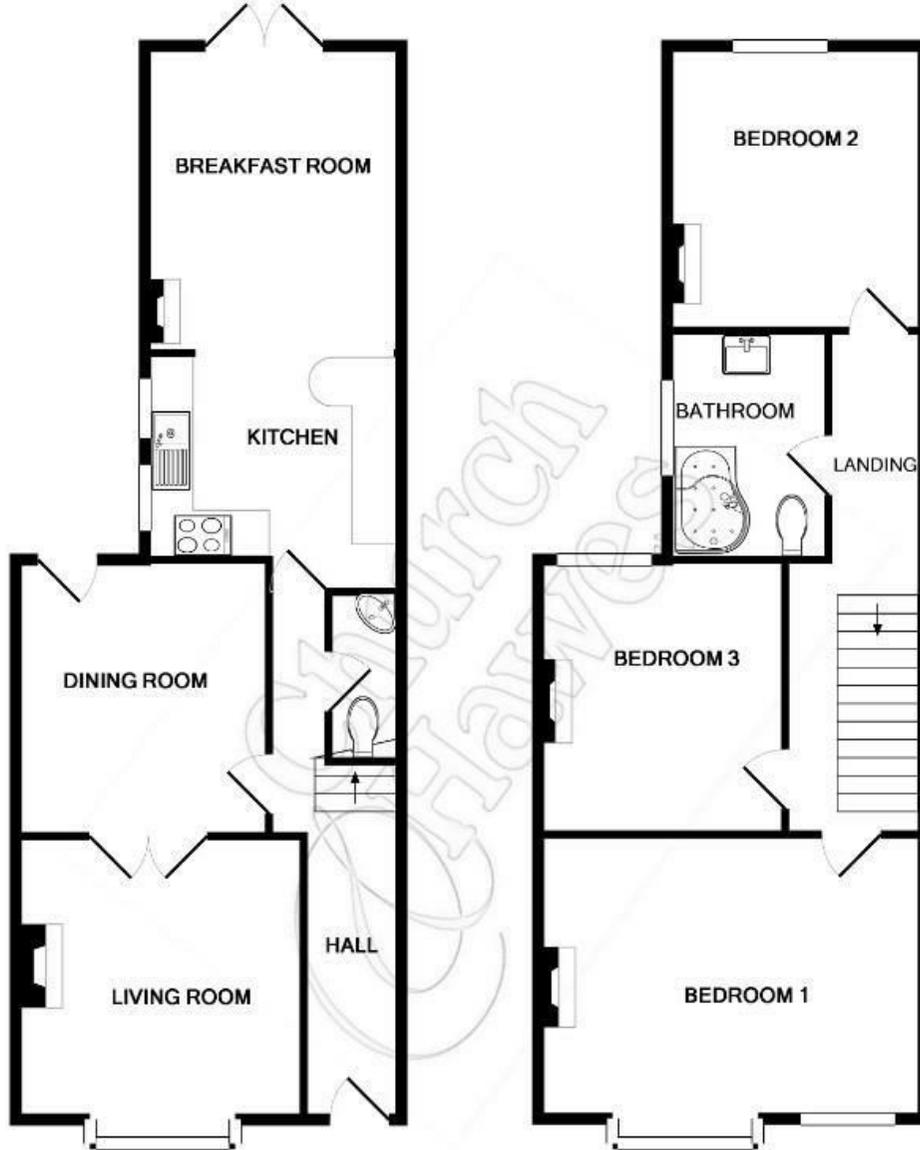
(including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded 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 floor plan 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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