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Church & Hawes

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7 Mildmay Road, Burnham-On-Crouch, Essex CM0 8ED Price £370,000

OFFERED FOR SALE WITH NO ONWARD CHAIN AND PRESENTED TO A HIGH STANDARD THROUGHOUT is this semi-detached character residence set along one of Burnham's most favoured turnings with a stunning rear garden measuring approximately 100'. Generously sized and well maintained living accommodation commences with an entrance porch leading to a hallway which in turn provides access to a dual aspect open plan living & dining room both of which are complimented by cast iron feature fireplaces, kitchen/breakfast room with appliances to remain, conservatory and cloak/utility room. The first floor is then served by a spacious landing leading to three double bedrooms in addition to a well presented family bathroom. Externally is the aforementioned 100' rear garden with access at the rear to a double width garage while there is also an attractive low maintenance frontage with side access. Viewing this property is strongly advised as properties of this ilk and in this favoured location attract a strong amount of interest immediately. Energy Rating D.



FIRST FLOOR:

LANDING:

Double glazed window to rear, staircase down to ground floor, doors to:

BEDROOM 1: 14'9 x 11' (4.50m x 3.35m)

Two double glazed sliding sash windows to side and front, radiator, cast iron feature fireplace.

BEDROOM 2: 11'5 x 11'3 (3.48m x 3.43m)

Double glazed window to side, radiator.

BEDROOM 3: 9' x 8'7 (2.74m x 2.62m)

Double glazed window to side, radiator, access to loft space.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising 'P' shaped panelled bath with shower over and antique style mixer tap and shower attachment, close coupled wc and vanity wash hand basin with storage below and wall mounted mirrored cabinet over, part tiled walls, wood effect floor.

GROUND FLOOR:

ENTRANCE PORCH:

Solid wood period entrance door to front, stained glass entrance door to:

HALLWAY:

Two radiators, staircase to first floor, doors to:

LIVING ROOM: 13' x 11'3 (3.96m x 3.43m)

Double glazed bay sash window to front, radiator, cast iron feature fireplace, open plan to:

DINING ROOM: 11'3 x 11'1 (3.43m x 3.38m)

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

KITCHEN: 14'4 x 11'3 (4.37m x 3.43m)

Double glazed entrance door into conservatory, double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawer pack, roll edged work surface with inset 1 1/2 bowl single drainer sink unit, Rangemaster oven with extractor hood over to remain, space and plumbing for fridge/freezer and dishwasher, part tiled walls, tiled floor.

CLOAK/UTILITY ROOM:

Obscure double glazed window to rear, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin, wood worktop with space and plumbing below for washing machine and wall mounted storage units over, tiled walls, wall mounted combination boiler.

CONSERVATORY: 10'8 x 9'6 (3.25m x 2.90m)

Double glazed French style doors to rear, double glazed windows to all aspects, tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a raised paved area with step down to remainder which commences immediately with a further paved seating area which then in turn leads to formal lawned gardens with shrub beds to borders, large timber storage shed, side access path and gate leading to frontage, at the very rear of the garden there is a personal door into the side of the:-

DOUBLE WIDTH GARAGE:

Up and over door, power and light connected, personal door to side, vehicular access to the garage is via Normandy Avenue.

FRONTAGE:

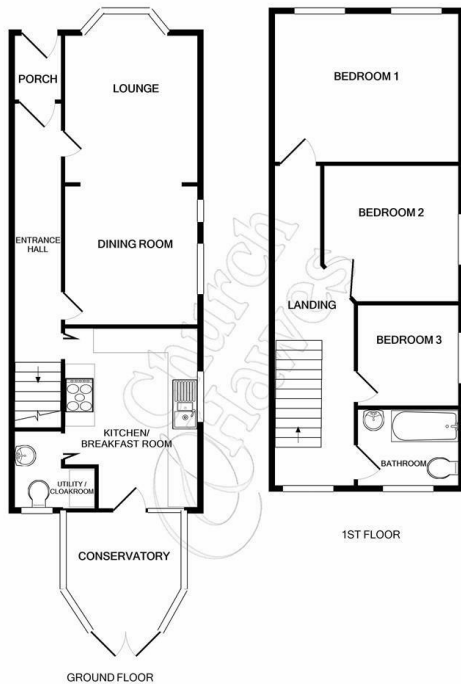
Low maintenance frontage retained by a dwarfed brick wall to boundary, side access path and gate leading to rear garden.

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:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are



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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