



5 Croxon Way, Burnham-on-Crouch , Essex CM0 8QR
Price £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Positioned favourably within a quiet, private and exclusive turning of just five similarly sized properties in total, is this detached family home offering a wealth of potential to improve. The property is located within easy reach of an array of local amenities including both secondary and primary schools, local farm produce shop, Burnham's picturesque banks of the River Crouch & historic High Street as well as it's railway station with direct links into London Liverpool Street. The property does require modernisation throughout, however offers generously sized living space commencing on the ground floor with an entrance hall leading to a study, cloakroom, dual aspect living room, conservatory, dining room and refitted kitchen with adjoining utility room. In addition, the first floor offers a landing with access to a family bathroom and four well proportioned double bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a secluded rear garden while off road parking is on offer in front of a detached double garage at the rear. Viewing is strongly advised to fully appreciate the size and potential on offer. Energy Rating TBC.

FIRST FLOOR:

LANDING:

Airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 11'3 x 8'8 (3.43m x 2.64m)

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

EN-SUITE:

Obscure double glazed windows to side, radiator, 3 piece suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, fully tiled walls.

BEDROOM 2: 11'8 x 10'9 (3.56m x 3.28m)

Double glazed window to rear, radiator.

BEDROOM 3: 12' x 9'1 (3.66m x 2.77m)

Double glazed window to rear, radiator, built in wardrobes and dresser unit.

BEDROOM 4: 11'8 x 8'4 (3.56m x 2.54m)

Double glazed window to front, radiator.

FAMILY BATHROOM: 9'3 x 6'6 x 7'5 (2.82m x 1.98m x 2.26m)

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with mixer tap and shower over, close coupled wc and pedestal wash hand basin, part tiled walls.

GROUND FLOOR:

ENTRANCE HALL:

Solid wood panelled entrance door to side, double glazed window to front, 2 radiators, staircase to first floor, doors to:

STUDY: 7'7 x 7'1 (2.31m x 2.16m)

Double glazed window to front, radiator, built in desk and drawer unit.

CLOAKROOM: 4'8 x 3'5 (1.42m x 1.04m)

Radiator, 2 piece suite comprising close coupled wc and wall mounted wash hand basin, part tiled walls, extractor fan.

KITCHEN: 9'9 x 9'1 (2.97m x 2.77m)

Glazed entrance door to side, double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, integrated fridge and dishwasher, door to:

UTILITY: 6'6 x 4'8 (1.98m x 1.42m)

Double glazed window to side, radiator, roll edged work surface with space and plumbing below for washing machine and tumble dryer, wall mounted storage cupboards, wall mounted gas fired boiler.

DINING ROOM:

Radiator, open to:

CONSERVATORY: 8'8 x 8'5 (2.64m x 2.57m)

Double glazed French style doors to side, double glazed windows to all other aspects, radiator, tiled floor.

LIVING ROOM: 19'7 x 11'8 (5.97m x 3.56m)

Double glazed sliding patio doors opening onto rear garden, double glazed bow window to front, 2 radiators, fireplace with display mantle over.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with planted beds to borders, further patio area, storage shed, side access gate leading to:

FRONTAGE:

Mainly laid to lawn and sweeps from front round to side of property with various planted beds throughout and to borders, side access gate to rear garden, access to:

DOUBLE GARAGE:

Twin up and over doors to front, power and light connected.

TENURE & COUNCIL TAX BAND:

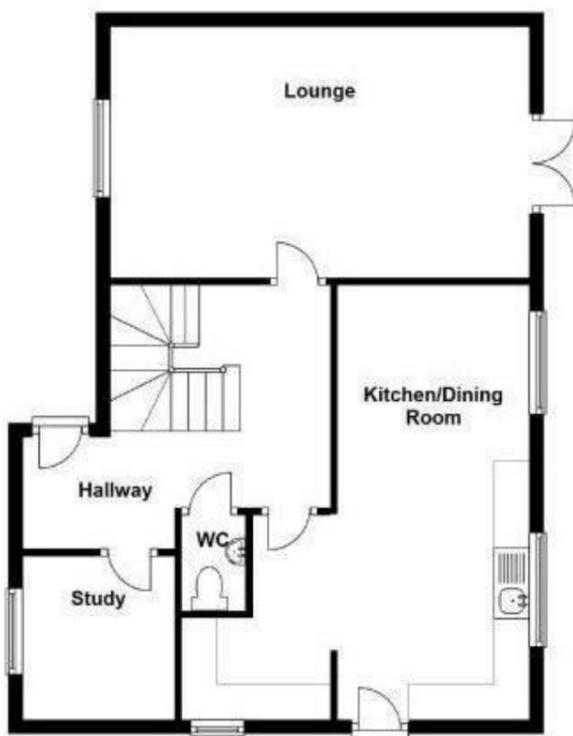
This property is being sold freehold and is Tax Band E.

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.



Ground Floor



First Floor

