



**Poplar Grove, Burnham-on-Crouch , Essex CM0 8RJ**  
**Price £325,000**

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

**\*\*COMPLETE ONWARD CHAIN\*\*** Nestled within the ever sought-after Maple Leaf Development, this deceptively spacious three-bedroom family home offers both comfort and convenience, with easy access to a range of local amenities including Burnham's railway station, historic High Street, and the picturesque riverfront. The generous living accommodation begins with an entrance porch that leads into a bright, dual-aspect living and dining room — perfect for family gatherings or entertaining. From here, you'll find the well-appointed kitchen with direct access to the integral garage, adding to the home's practicality. Upstairs, a spacious landing opens onto three well-proportioned double bedrooms, a family bathroom, and a separate W.C. The landing itself offers potential for reconfiguration, with ample space to create a larger three or four-piece family bathroom if desired. Outside, the rear garden stretches approximately 50 feet in depth and is attractively presented, ideal for both relaxing and outdoor entertaining. The frontage includes an additional garden area and off-road parking via a private driveway leading to the integral garage. Viewing is highly recommended to fully appreciate the space and potential this home has to offer. Energy Rating C.



**FIRST FLOOR:****LANDING:**

Obscure double glazed window to side, built-in storage cupboard, stairs to ground floor, doors to:

**BEDROOM 1: 15'6 x 8'4 (4.72m x 2.54m )**

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

**BEDROOM 2: 10'6 x 9'1 (3.20m x 2.77m )**

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

**BEDROOM 3: 11'9 x 7'4 (3.58m x 2.24m )**

Double glazed window to rear, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to rear, radiator, suite comprising panelled bath and pedestal wash hand basin, part tiled walls.

**W.C.**

Obscure double glazed window to rear, low level wc.

**GROUND FLOOR:****ENTRANCE PORCH:**

Full height double glazed windows to front, double glazed sliding entrance door to front, wood effect flooring, obscure double glazed entrance door to:

**LIVING/DINING ROOM: 26' x 11'8 (7.92m x 3.56m )**

Full height double glazed window to front, double glazed French style doors to rear with matching side windows, 2 radiators, staircase to first floor, built-in under stairs storage cupboard, door to:

**KITCHEN: 14'1 x 8'5 (4.29m x 2.57m )**

Double glazed entrance door to rear garden, double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawer pack, roll edged work surface with inset single bowl sink/drainer unit, 'Leisure' range oven to remain, space and plumbing for dishwasher and fridge/freezer, part tiled walls, door leading to rear of integral garage.

**EXTERIOR - REAR GARDEN: approx 50' (approx 15.24m )**

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, side access path and gate leading to:

**FRONTAGE:**

Part laid to lawn, driveway providing off road parking and leading to:

**GARAGE:**

Up and over door to front, power and light connected, space and plumbing for washing machine and tumble dryer, wall mounted combination boiler, door to kitchen.

**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.

**TENURE & COUNCIL TAX BAND:**

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

**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 uncommon in small towns. These include 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 public houses, restaurants and individual shops. 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.









