



4 'Charwood Mews' Stoney Hills, Burnham-On-Crouch , Essex CM0
8QA
£699,995

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****STRICTLY BY APPOINTMENT ONLY** SELECT GATED DEVELOPMENT OF 6 BRAND NEW BUNGALOWS****

Forming part of this unique gated development of only six brand new executive detached bungalow is 'The Swallowtail' (Plots 2 & 4) with accommodation totalling an impressive 1927 sq ft, the largest on the development, comprising two/three bedrooms, bathroom, entrance hallway, cloakroom, living room, open plan kitchen/dining/family room and utility room. The bungalow sits on grounds approaching 0.2 acre which include front and rear landscaped gardens and independent shingled driveways.

The bungalows will be sold with no onward chain and with a 10 year NHBC guarantee. All bungalows are fitted with an extremely economical Air Source heat pump with a wet under floor heating system throughout. With its clean lines and contemporary feel, The Swallowtail is finished to a tasteful, flawless level high-grade specification that have been carefully thought out to provide both comfort and elegance.

ENTRANCE HALLWAY: 11'9 x 11'1 (3.58m x 3.38m)

CLOAKROOM: 6'9 x 3'3 (2.06m x 0.99m)

MASTER BEDROOM: 14'1 x 13'6 (4.29m x 4.11m)

BEDROOM 2: 15'2 x 13'7 (4.62m x 4.14m)

BEDROOM 3/STUDY: 13'4 x 8'7 (4.06m x 2.62m)

BATHROOM: 9'9 x 7'9 (2.97m x 2.36m)

LIVING ROOM: 19'7 x 18'0 (5.97m x 5.49m)

KITCHEN/DINING/FAMILY ROOM: 25'7 x 14'7 (7.80m x 4.45m)

UTILITY ROOM: 13'7 x 9'8 (4.14m x 2.95m)

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 uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and 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.

