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ESTATE AGENTS



**3 Bedroom Semi-Detached  
House located in Burnham-on-  
Crouch.**

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# Normandy Avenue Burnham-on- Crouch CM0 8JJ



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1,022  
sq ft

Guide Price  
£400,000 to  
£425,000

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this extended three bedroom semi detached house in the heart of Burnham-On-Crouch. Offering plenty of reception space, a modern kitchen with family room, utility room, plenty of driveway parking, this home has plenty to offer

### PORCH

**4' 5" x 3' 4" (1.35m x 1.02m)**

With internal door to hallway

### LOUNGE / DINER

**22' 8" x 13' 4" (6.91m x 4.06m)**

Dual aspect with window to front and double door to rear garden. Recently installed log burner with bespoke media surround

### KITCHEN

**10' 1" x 9' 10" (3.07m x 3m)**

Modern kitchen with opening to family room and doors off to living room and hallway. Fitted wall and base units, double mid-height electric oven, induction hob, dishwasher plus space for American fridge freezer

### FAMILY ROOM

**9' 3" x 11' 11" (2.82m x 3.63m)**

Window to side aspect, double doors to garden, opening to kitchen and access to utility room

### UTILITY ROOM / WC

**10' 2" x 4' 1" (3.1m x 1.24m)**

Door to family room, window to rear aspect, space for washing machine and tumble dryer, plus wash basin and WC

### FIRST FLOOR

#### BEDROOM ONE

**12' 0" x 10' 2" (3.66m x 3.1m)**

Window to front aspect and built in wardrobes

#### BEDROOM TWO

**11' 8" x 10' 2" (3.56m x 3.1m)**

Window to rear aspect

#### BEDROOM THREE

**8' 11" x 8' 4" (2.72m x 2.54m)**

Dual aspect windows to front and side. Built in cupboard

### BATHROOM

**6' 0" x 5' 7" (1.83m x 1.7m)**

Window to rear aspect, bath with shower over, wash basin and WC

### OUTSIDE

Driveway for multiple cars and gated access to South facing rear garden with patio area and grassed area. Large wooden shed with power



## LOCATION

Burnham-on-Crouch is a charming riverside town nestled in the heart of Essex. Known for its rich maritime heritage and vibrant community, this picturesque location offers a perfect blend of tradition and modernity. Offering a scenic waterfront, where you'll find an array of independent shops, cozy cafes, and inviting pubs. The town boasts excellent sailing facilities, making it a haven for boating enthusiasts.

The "Outstanding" Ofsted rated Burnham-on-Crouch Primary School is just 0.08 miles away. Burnham-on-Crouch train station is 0.5 miles away offering rail links to London via Wickford. There are also doctors, pharmacy, Co-Op, Tesco express, restaurants, takeaways, pubs and other village high street amenities all within a few minutes walk.





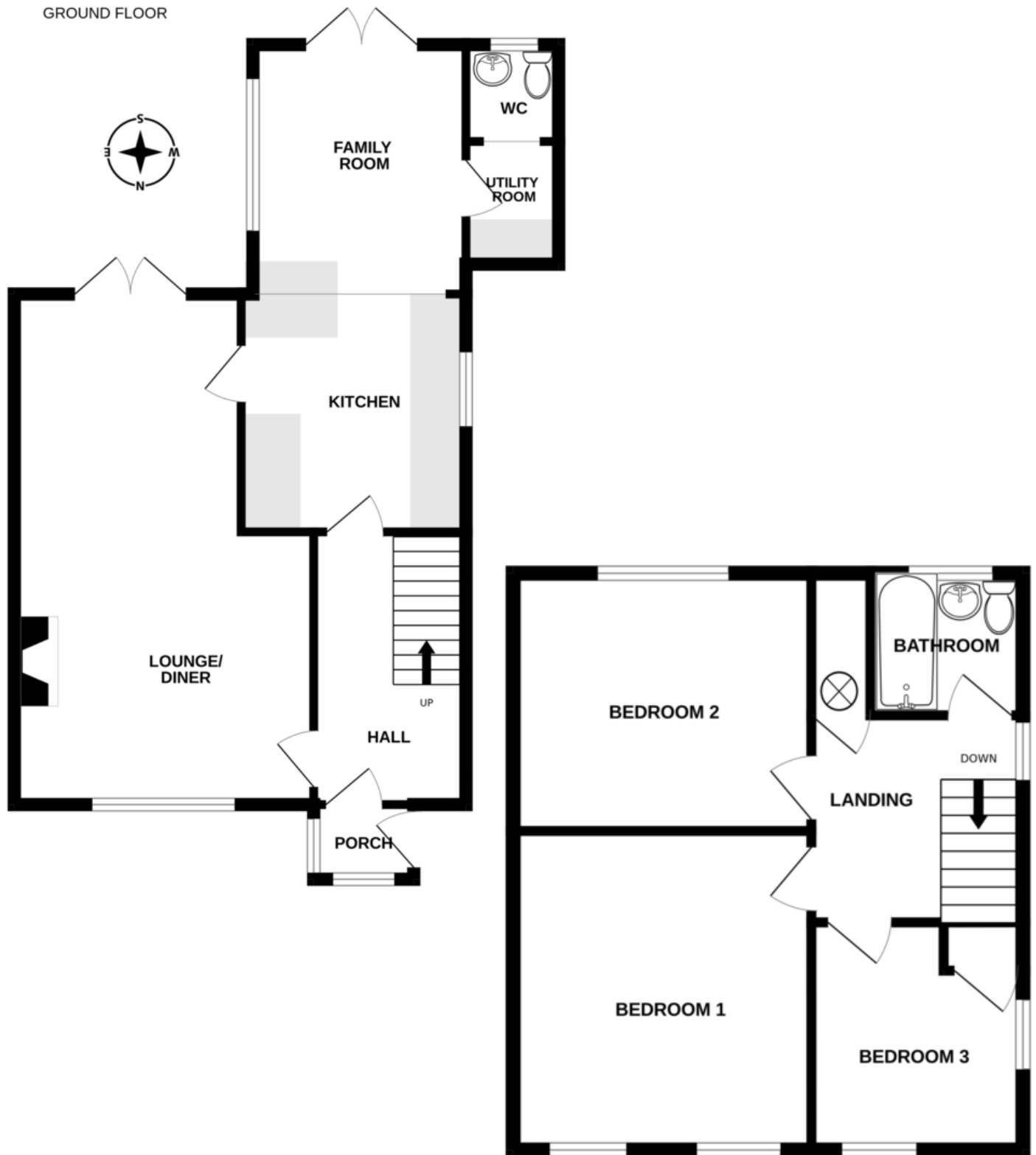
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# FLOORPLAN



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