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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



10 Chelmer Way, Burnham-on-Crouch, Essex CM0 8TN

Offers in excess of £265,000

HAVING BEEN VERY WELL MAINTAINED by the present owners is this extremely well presented semi-detached family home. The property boasts three bedrooms, generous living room, refitted kitchen/diner, spacious entrance hall and family bathroom. Externally there is a rear garden measuring approximately 50', a lawned frontage and parking to the rear. Demand in this property is expected to be high so an early inspection is highly recommended. The property offers easy access to local schools, shops and railway station. Energy Rating C.



FIRST FLOOR - LANDING:

Access to loft space, cupboard housing plumbing for tumble dryer, stairs to ground floor, doors to:-

BEDROOM 1: 12'2" x 9'9" (3.71 x 2.97)

Double glazed window to rear, radiator, built in wardrobe space, wood effect flooring.

BEDROOM 2: 11'2" x 9'10" (3.40 x 3.00)

Double glazed window to front, radiator, built in wardrobes.

BEDROOM 3: 8'0" x 7'11" (2.44 x 2.41)

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

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath with shower unit over, close coupled wc and vanity wash hand basin with storage cupboard and drawers below, tiled walls and floor, extractor fan.

GROUND FLOOR - ENTRANCE HALL:

Obscure double glazed front entrance door with matching window to side, radiator, stairs to first floor, wood effect floor, door to:-

LIVING ROOM: 15'0" x 14'6" (4.57 x 4.42)

Double glazed window to front, radiator, continuation of wood effect floor, arch opening to:-

KITCHEN/DINER: 18'1" x 8'7" (5.51 x 2.62)

Double glazed sliding patio door opening on to rear garden, double glazed window to rear, radiator, range of matching wall and base units , roll top work surfaces with inset 1½ bowl sink & drainer unit, gas cooker with extractor hood over, space and plumbing for fridge/freezer, washing machine & dishwasher, continuation of wood effect floor, part tiled walls.

EXTERIOR - REAR GARDEN: Approx. 15.24

Attractive westerly facing rear garden commencing with a decked seating area leading to remainder which is mainly laid to lawn with shrub borders, timber garden storage shed to remain, shingled pathway leads from the decked terrace to the rear boundary where you can find an access gate to rear where there is space to park a vehicle, external cold water tap, side access path and gate leading to:-

FRONT:

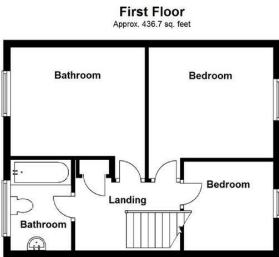
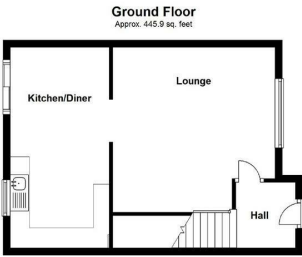
Mainly laid to lawn with lath leading to front entrance door and side access path and gate leading to rear garden.

AGENTS NOTES:

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.



Total area: approx. 882.6 sq. feet

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