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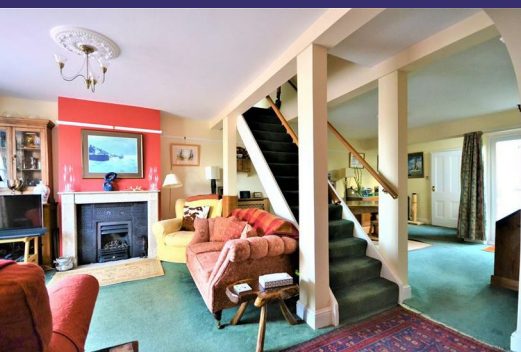
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



14 Riverside Road, Burnham-on-Crouch, Essex CM0 8JY Price £325,000

*** OFFERED WITH NO ONWARD CHAIN *** Situated within one of Burnham's most sought after and favoured turnings just off of the historic High Street and a stone's throw from the River Crouch Estuary is this delightfully presented semi-detached character house. Deceptive living accommodation includes three double bedrooms and a family bathroom to the first floor while the ground floor offers a wonderful dual aspect living/dining room, kitchen, a fully pumped and tanked cellar, utility room, cloakroom and a separate shower room. Externally there is a low maintenance courtyard garden to the rear while the frontage is equally as hassle free to maintain. Within a few minutes walk of the property are fields and footpaths leading to the Saltmarsh coastal path. Keys are held for immediate viewing so call now to avoid disappointment. Energy Rating E.



FIRST FLOOR - LANDING:

Radiator, staircase to ground floor, spotlights, doors to:-

MASTER BEDROOM: 16'2 x 11'2 (4.93m x 3.40m)

Two sash windows to front, radiator, original cast iron feature fireplace with display mantle over.

BEDROOM 2: 12'9 x 11'3 (3.89m x 3.43m)

Sash window to rear, radiator, built in wardrobe, airing cupboard housing hot water cylinder.

BEDROOM 3: 9'6 x 7'8 (2.90m x 2.34m)

Sash window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, radiator, three piece suite comprising panelled bath with antique style mixer tap and shower attachment, close coupled wc and pedestal wash hand basin with tiled splash back, part tiled walls.

GROUND FLOOR - STORM ENTRANCE PORCH:

Storm porch with original tiled flooring and lantern lighting leading to a solid wood panelled entrance door into:-

OPEN PLAN LIVING/DINING ROOM: 13'10 x 13'1 and 15'6 x 13'1 (4.22m x 3.99m and 4.72m x 3.99m)

An impressive dual aspect room split by staircase to first floor, sash window bay to front, double glazed French style doors opening on to rear garden, three radiators, attractive cast iron gas fireplace with marble hearth and display mantle, doors to kitchen and:-

STORE ROOM/LOBBY:

Double glazed entrance door to rear opening on to garden.

KITCHEN: 10'6 x 7'8 (3.20m x 2.34m)

Double glazed window to side, extensive range of matching wall and base mounted storage units, "Minerva" composite work surface with inset sink/drainage unit, built in four ring gas hob with extractor over and electric oven below, space and plumbing for fridge/freezer and dishwasher, spotlights, "Kamdean" flooring, part tiled walls, arch opening to inner lobby, floor hatch providing access to:-

CELLAR: 13'8 x 5'2 (5'9 head height) (4.17m x 1.57m (1.75m head height))

This unique feature is accessed from a floor hatch in the kitchen and leads down to a cellar which is tanked and pumped on an automatic float system, ideal for its intended use or extensive storage space.

INNER LOBBY:

Stone effect tiles, built in shelving, doors to:-

CLOAKROOM:

Double glazed window to side, radiator, two piece white suite comprising low level wc and wall mounted wash hand basin with tiled splash back, tiled floor.

UTILITY ROOM: 10'7 < 13'6 x 8'4 (3.23m < 4.11m x 2.54m)

Double glazed entrance door to side, double glazed window to side, roll edge work surfaces with inset single bowl single drainer sink unit and storage units below, space and plumbing for fridge/freezer, washing machine and tumble dryer, continuation of tiled floor, door to:-

SHOWER ROOM:

Heated towel rail, fully tiled shower cubicle with sliding screen, continuation of tiled floor.

EXTERIOR - COURTYARD GARDEN:

This is a low maintenance courtyard garden which is paved throughout and offers both fenced and brick built boundaries, rainwater butt, access back in to rear of dining room and store room/lobby.

FRONT:

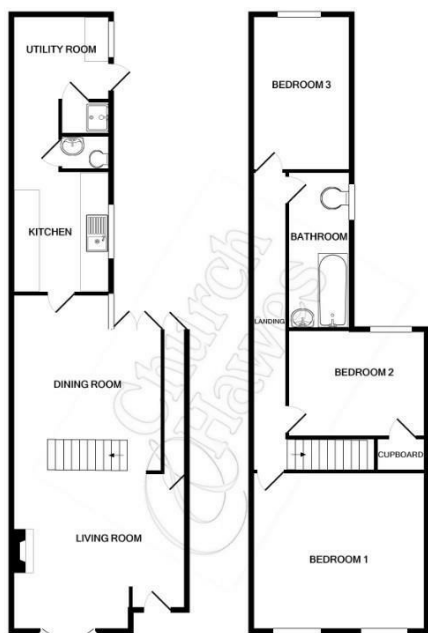
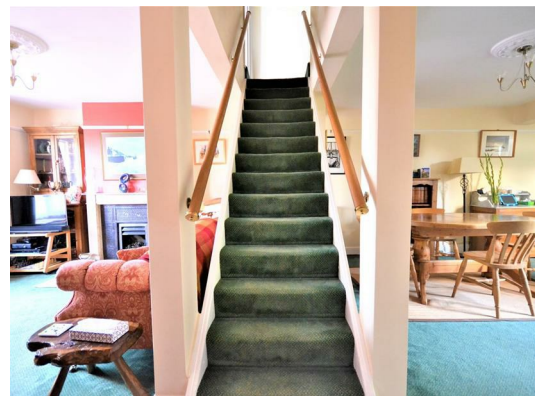
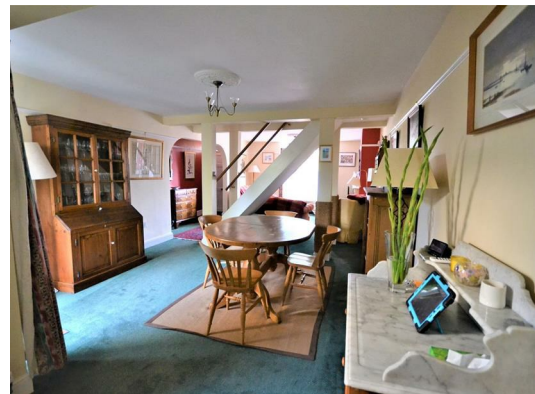
A low maintenance tiled frontage leading to storm porch which in turn provides access to the property.

BURNHAM-ON-CROUCH:

The town of Burnham-on-Crouch is situated on the north bank of the River Crouch, which is an attractive tidal estuary. 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 'Burnham Week' at the end of August. Although the town has a population of little over 7,500, it is the principal settlement in the Dengie peninsula and is consequently able to boast facilities that are uncommon in small towns. These include two primary schools and a secondary school, a cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs, two supermarkets, no less than nine public houses, numerous other restaurants, eateries and shops and a railway station on the Southminster branch line with direct trains into London Liverpool Street. 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.

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.



GROUND FLOOR APPROX. FLOOR AREA 627 SQ.FT. (58.3 SQ.M.)
1ST FLOOR APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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