

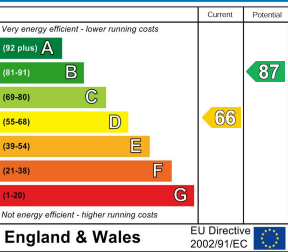
Paul Mason Associates



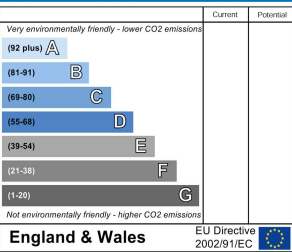
Station Road, Burnham-On-Crouch, CM0 8BQ
Guide Price £360,000 - £385,000

- Three Bedroom Semi-Detached House
- Generous Corner Plot
- Garage and Driveway Parking
- Well-Presented Throughout
- LVT Herringbone Flooring to Ground Floor
- Modern Refitted Kitchen
- Ground Floor WC and First Floor Bathroom
- 0.2 miles to Train Station
- Popular Waterside Town Location
- EPC - D

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Guide price £360,000 - £385,000.... Situated in a sought-after location in Burnham-on-Crouch, just 0.2 miles from the railway station, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers and commuters alike.

The property offers generous and versatile family accommodation, including a bright living room, a stylish fitted kitchen with breakfast bar, a spacious dining area and a conservatory opening onto the back garden. A welcoming entrance hall, porch, ground-floor cloakroom and useful storage complete the ground floor. Upstairs are three bedrooms, a modern shower room and additional cupboard space.

Outside, the property benefits from an attractive front garden and a private back garden, providing a pleasant outdoor space for relaxing, entertaining or family use. Beyond the garden is a rear driveway offering off-road parking and access to a detached garage.

Combining contemporary interiors, practical living space, private gardens and excellent transport links, this appealing home is well suited to families and commuters alike.

Burnham-On-Crouch is a historic town located on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town is full of charm with its character properties and listed buildings. The town is most known for its yachting centre with the marina having 350 berths, making the town an ideal location for boating enthusiasts. There are plenty of amenities including a train station, golf club, cinema, launderette, post office, pharmacies, shops, a primary and high school and 22 licenced drinking establishments. The town hosts an array of events for both adults and children including the illuminated carnival which has been ongoing for more than 100 years, a Halloween history tour, craft fairs, markets and even a charity fund raising pub crawl.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom/WC

Living Room

4.1m x 3.7m (13'5" x 12'1")

Kitchen/Dining Room

5.8m x 2.7m (19'0" x 8'10")

Conservatory

2.9m x 2.9m (9'6" x 9'6")

FIRST FLOOR

Landing

Bedroom One

4.2m > 3.6m x 3.1m (13'9" > 11'9" x 10'2")

Bedroom Two

3.4m > 2.8m x 3.5m (11'1" > 9'2" x 11'5")

Bedroom Three

2.6m x 2.4m (8'6" x 7'10")

Shower Room

EXTERIOR

Rear Garden

Garage and Driveway

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

Viewings

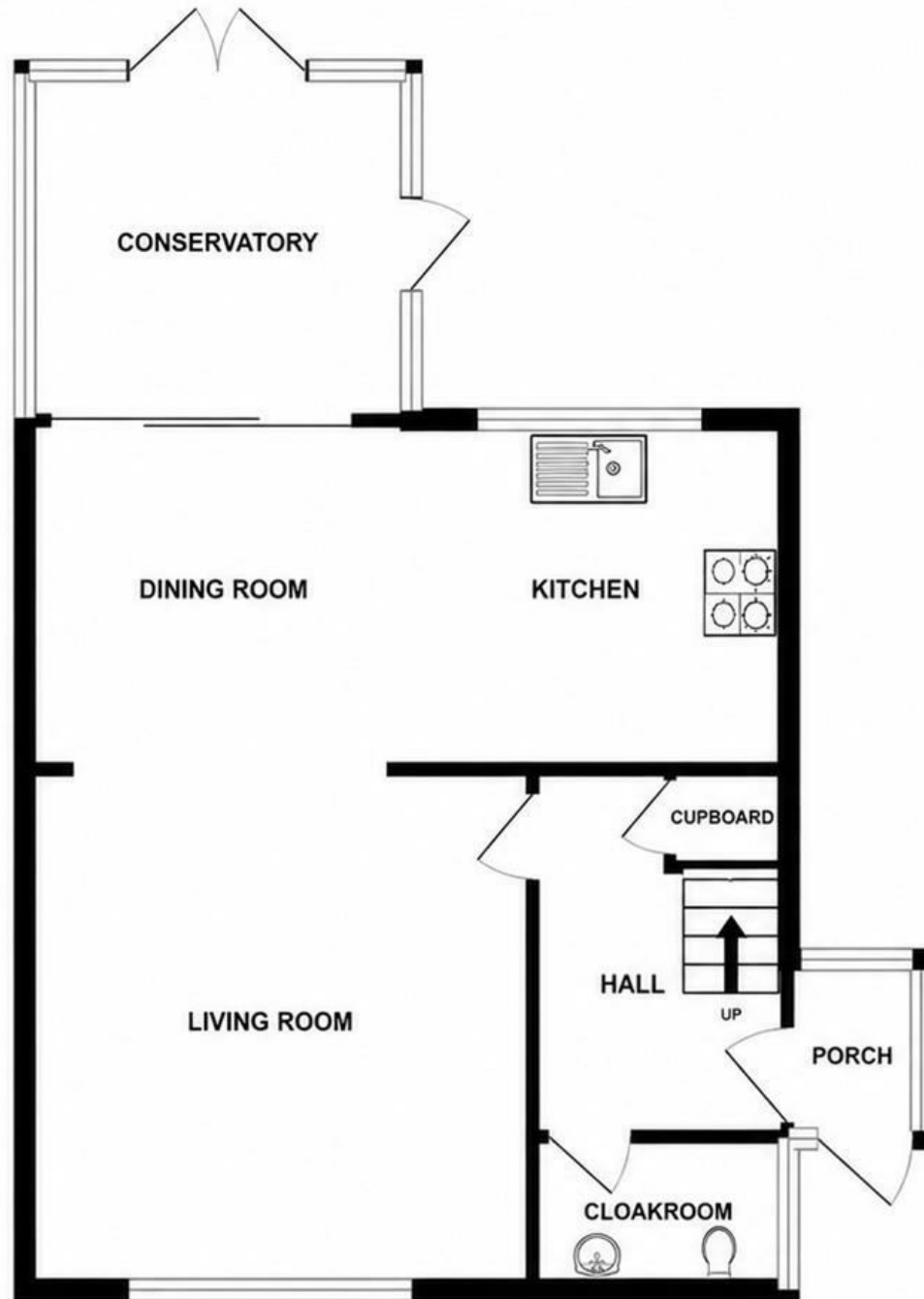
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

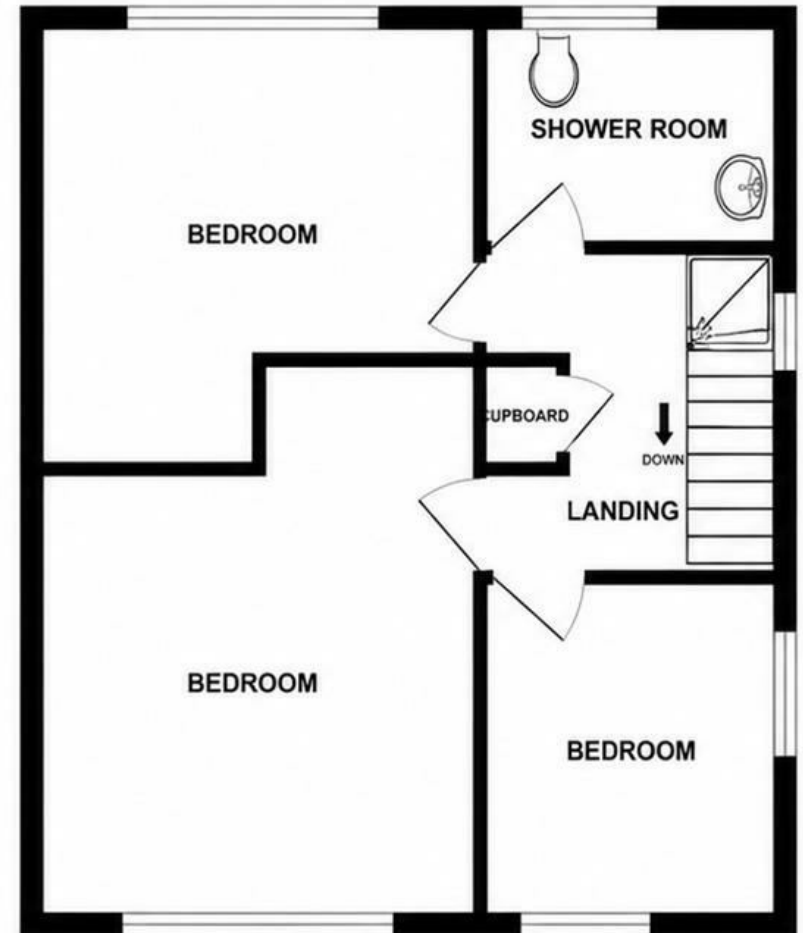
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and

must not be relied upon as statement or representation of fact.

GROUND FLOOR



1ST FLOOR





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