



Green Lane, Burnham-On-Crouch , Essex CM0 8PX
O.I.E.O £675,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An Immaculately Extended & Stylishly Enhanced Detached Bungalow on a Generous 0.21 Acre Plot

Set along a highly sought-after leafy country lane on the fringes of Burnham, this stunning bay-fronted detached bungalow has been superbly extended and finished to an exceptional standard throughout. Enjoying a generous and picturesque plot of approximately 0.21 acres, the property combines the tranquility of its semi-rural setting with the convenience of nearby amenities — including both primary and secondary schools, Burnham's historic High Street with its pubs, restaurants and shops, the marina, country park, scenic coastal walks, and the railway station offering direct links to London Liverpool Street.

Internally, the property welcomes you with an inviting entrance hall, leading to three generously sized double bedrooms. The principal bedroom boasts a luxury refitted en-suite shower room, while the remaining bedrooms are served by a high-spec family bathroom.

At the heart of the home is the stand out open-plan living space — a light-filled extension that flows seamlessly into a stylishly refitted kitchen, complete with a central island, integrated appliances, and elegant Quartz worktops. Bi-folding doors open onto a beautifully landscaped rear garden extending approximately 120 feet in length, featuring expansive lawns, paved seating areas, well-stocked beds, and a central illuminated pathway leading to a high-quality outbuilding — fully insulated, double glazed and powered, ideal for use as a home office, gym, or games room.

To the front, a spacious shingled driveway provides extensive off-road parking, with iron gates to the side offering additional secure parking and access to the delightful rear garden.

Early viewing is highly recommended to avoid missing out on this truly special home that effortlessly combines style, space and location. EPC Rating C.



ACCOMMODATION COMPRISING:**ENTRANCE HALL:****BEDROOM ONE: 10'11 x 10'10 (3.33m x 3.30m)****EN-SUITE SHOWER ROOM:****BEDROOM TWO: 11' x 10'11 (3.35m x 3.33m)****BEDROOM THREE: 9'11 x 9' (3.02m x 2.74m)****FAMILY BATHROOM:****SITTING AREA: 25' x 11'9 (7.62m x 3.58m)****KITCHEN/DINING AREA: 26'6 x 13'8 (8.08m x 4.17m)****REAR GARDEN: approx 120' (approx 36.58m)****FULLY POWERED & INSULATED OUTBUILDING:****FRONTAGE & SIDEWAY WITH EXTENSIVE PARKING:****TENURE & COUNCIL TAX INFO:**

The property is being sold freehold and is council tax band D.

BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. 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.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

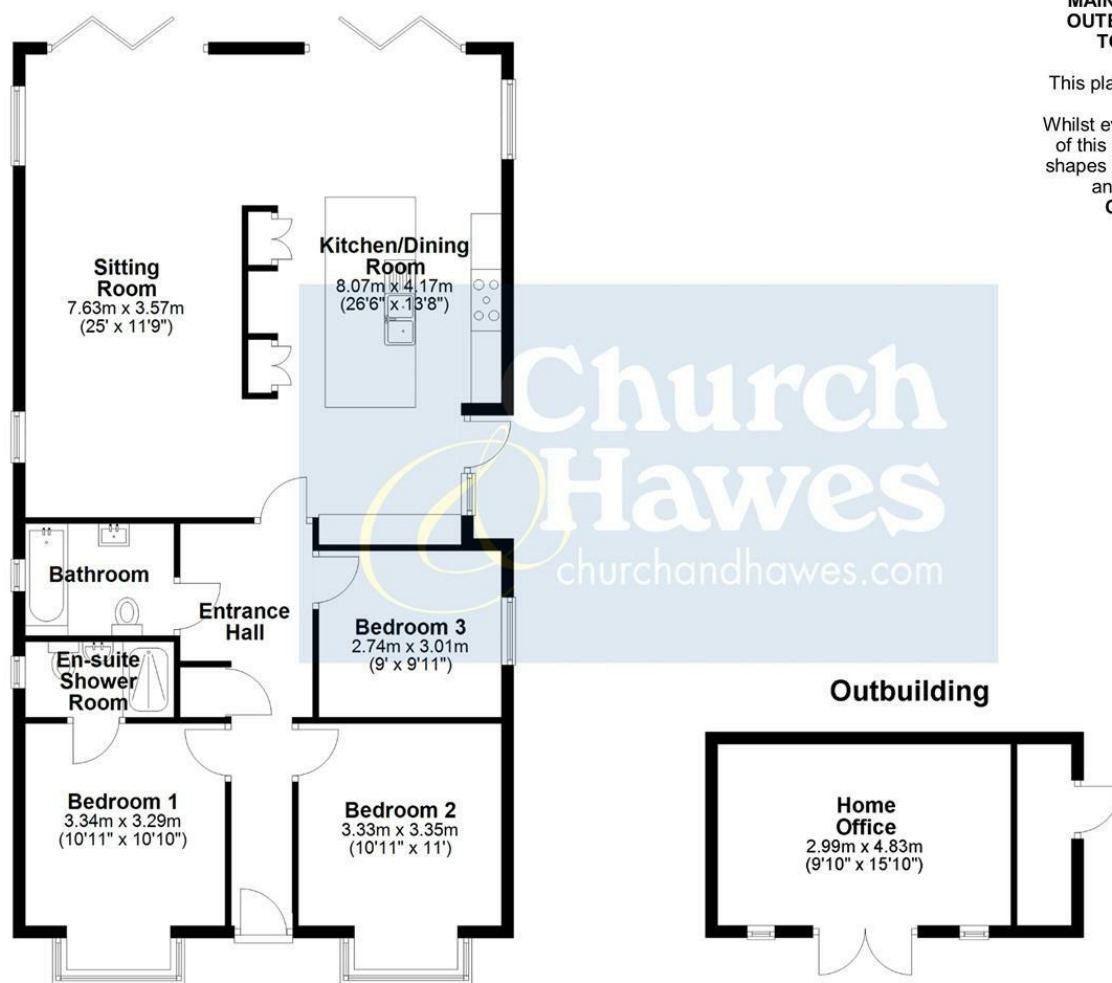
REFERRALS: As an integral part of the community and

over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.





Ground Floor



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 112 SQ M 1207 SQ FT
OUTBUILDINGS 17 SQ M 187 SQ FT
TOTAL 129 SQ M 1394 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
Copyright Church & Hawes

