

The Leas, Burnham-on-Crouch , Essex CM0 8NH

Price £300,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN – Situated in a desirable position along a quiet no-through turning and overlooking a communal greensward, this well-presented three-bedroom terraced family home offers deceptively spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall with three useful storage cupboards, a generously proportioned living room, convenient cloakroom and an impressive kitchen/diner with adjoining conservatory overlooking the rear garden. To the first floor, there is a spacious landing with further storage, three well-proportioned bedrooms and a refitted family bathroom.

Externally, the property benefits from a generously sized rear garden, ideal for families and outdoor entertaining, while to the front there is a private driveway providing off-road parking for two vehicles.

The property is ideally located within walking distance of Burnham railway station, offering direct links into London Liverpool Street, and is also conveniently placed for local schools, shops and restaurants along Burnham's historic High Street. Burnham Marina and the picturesque quayside are also within easy reach. An early internal viewing is strongly recommended to fully appreciate the accommodation and location on offer. Energy Rating TBC.







FIRST FLOOR:

LANDING:
Built-in storage cupboard, access to loft space, doors to:

BEDROOM 1: 13'3 > 10'5 x 11'9 (4.04m > 3.18m x 3.58m)

BEDROOM 2: 11'6 x 10'5 (3.51m x 3.18m)

BEDROOM 3: 8'9 > 5'9 x 8'9 > 5'7 (2.67m > 1.75m x 2.67m > 1.70m)

FAMILY BATHROOM: 8'2 x 5'6 (2.49m x 1.68m)
Refitted three piece white suite.

GROUND FLOOR:

ENTRANCE HALLWAY:
Four built-in storage cupboards, doors to:

LIVING ROOM: 13'4 x 11'7 (4.06m x 3.53m)

CLOAKROOM: 5'4 x 2'6 (1.63m x 0.76m)
Two piece suite.

KITCHEN/BREAKFAST ROOM: 13'4 > 10'9 x 11'5 (4.06m > 3.28m x 3.48m)
Range of storage units and drawers, cooker, fridge freezer, dishwasher and washing machine to remain.

CONSERVATORY: 17' x 7'5 (5.18m x 2.26m)
French doors opening onto rear garden.

EXTERIOR:

REAR GARDEN:
Low maintenance rear garden.

FRONTAGE:
Driveway with off road parking for 2 vehicles.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band B.

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.






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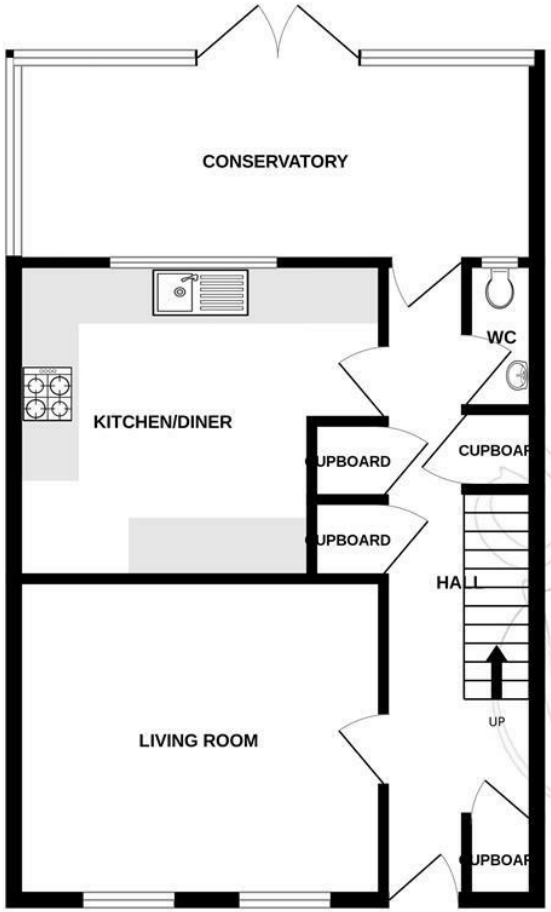



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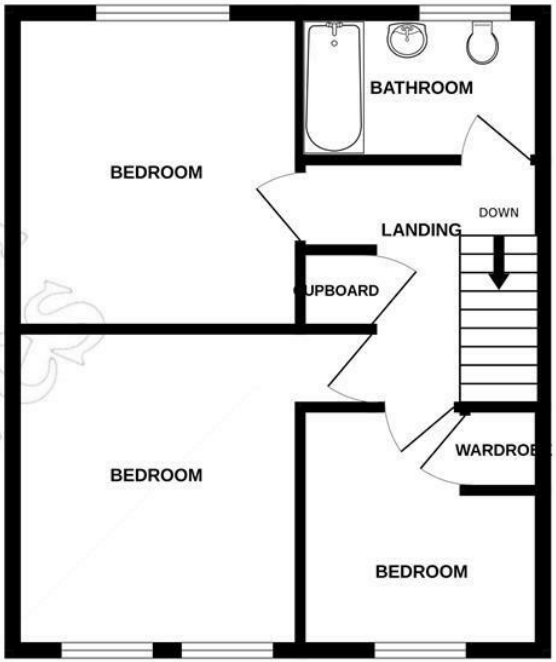

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GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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