

Paul Mason Associates



Beauchamps, Burnham-On-Crouch, CM0 8PR
Offers in excess of £525,000

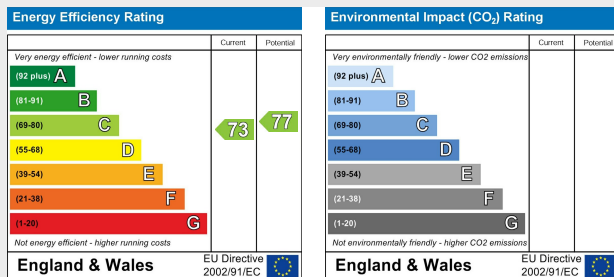
- Four Bedroom Detached House
- Three Reception Rooms
- Driveway Parking
- En-Suite to Bedroom One
- Ground Floor WC and First Floor Bathroom
- Rear Garden With Paved Patio and Outbuilding
- Well Presented Throughout
- Kitchen/Breakfast Room
- Riverside Town Location
- EPC - TBC

Situated in the sought-after riverside town of Burnham-On-Crouch, this well-presented four-bedroom detached family home offers generous and versatile accommodation, ideal for modern family living.

The property features three reception rooms, providing excellent flexibility for everyday living, entertaining, working from home or creating separate family spaces. The spacious kitchen is bright and practical, with ample storage and worktop space, while the ground floor also benefits from a convenient WC.

To the first floor are four well-proportioned bedrooms, with bedroom one enjoying its own en-suite shower room. A separate family bathroom serves the remaining bedrooms.

Externally, the home offers driveway parking to the front and a private rear garden with patio, lawn and a useful outbuilding, ideal for storage, hobbies or potential workspace use.



Location

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 Hall

4.6m x 1.9m (15'1" x 6'2")

Reception Room Two/Bedroom Five

3.8m x 2.4m (12'5" x 7'10")

Cloakroom

2.4m x 1.2m (7'10" x 3'11")

Kitchen/Breakfast Room

5.4m x 3.6m (17'8" x 11'9")

Dining Room

3.6m x 2.9m (11'9" x 9'6")

Lounge

5.3m x 3.5m (17'4" x 11'5")

FIRST FLOOR

Landing

Bedroom One

4.0m x 3.7m (13'1" x 12'1")

En-Suite

2.8m x 1.9m (9'2" x 6'2")

Bedroom Two

3.9m x 3.0m (12'9" x 9'10")

Bedroom Three

3.2m x 2.7m (10'5" x 8'10")

Bedroom Four

3.2m x 2.4m (10'5" x 7'10")

Family Bathroom

2.1m x 2.0m (6'10" x 6'6")

EXTERIOR

Rear Garden

Workshop

3.5m x 3.1m (11'5" x 10'2")

Storage

3.1m x 1.8m (10'2" x 5'10")

Frontage

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

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.

Beauchamps, Burnham On Crouch, CM0 8PR

Approximate Gross Internal Area = 126.7 sq m / 1363 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

