

Paul Mason Associates



Alexandra Road, Burnham-On-Crouch, CM0 8BW

Guide price £325,000

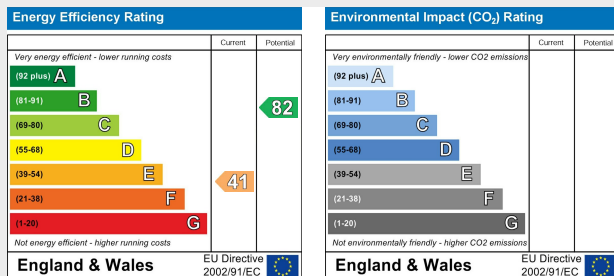
- NO ONWARD CHAIN
- Potential Development Opportunity
- Short Walk from Burnham-On-Crouch Train Station and High Street
- Generous Sized Plot with a Large Frontage
- Two Good-Sized Bedrooms and a Third Bedroom/Study
- Versatile Accommodation with 2 Reception Rooms
- Parking for Numerous Cars
- Modernisation Required
- Close to The River Crouch, Ideal for Boating Enthusiasts and Scenic Walks
- EPC - E

In the heart of Burnham-On-Crouch is this three-bedroom detached family home which is located just a short walk from the train station and High Street. The property sits on a generous plot with a road frontage of approximately 59 feet, offering excellent scope for extension, renovation, or potential redevelopment (subject to planning permission).

The existing accommodation comprises two spacious double bedrooms, a third bedroom/study, and two separate reception rooms, providing flexible living space. While the property would benefit from modernisation and updating, it presents a fantastic canvas for developers, investors, or those looking to create their dream home.

Just a short distance from Burnham-on-Crouch High Street, the property enjoys easy access to a wide range of local amenities including shops, restaurants, and pubs. The River Crouch, ideal for boating enthusiasts and scenic walks, is also nearby. Well-placed for families, the home is close to primary and secondary schools, GP services, and Burnham station, offering direct links to London Liverpool Street via Wickford.

Offered with NO ONWARD CHAIN, this is an ideal purchase for those looking to invest, develop, or modernise in one of Essex's most picturesque riverside towns.



Distances

Train Station - 0.1 mile

High Street - 0.3 miles

Ormiston River Academy - 0.4 miles

Maldon - 11.8 miles

Wickford - 15.6 miles

London Southend Airport - 23.9 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

4.8 x 1.8 (15'8" x 5'10")

Kitchen

3.8 x 2.8 (12'5" x 9'2")

Rear Porch

1.5 x 1.5 (4'11" x 4'11")

Lounge

3.8 x 3.8 (12'5" x 12'5")

Dining Room/ Bedroom Three

3.9 x 3.5 (12'9" x 11'5")

Study

2.8 x 2.8 (9'2" x 9'2")

Family Bathroom

1.8 x 1.8 (5'10" x 5'10")

FIRST FLOOR

Landing

Bedroom One

4.2 x 3.7 (13'9" x 12'1")

Bedroom Two

3.8 x 3.5 (12'5" x 11'5")

EXTERIOR

Front Garden

Rear Garden

Single Garage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Mains

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.

**Awaiting
Floorplan**



Paul Mason Associates

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