



Fantastic family home in town's conservation area

34 Chapel Road, Burnham-on-Crouch

Freehold



In a conservation area • 350 yards to The Quay & River Crouch • Private southwest-facing garden & off-road parking • Detached garage & studio/workshop • 2 reception rooms • 5 bedrooms • 3 bathrooms

Burnham-on-Crouch Station 0.5 miles (Liverpool Street from 60 mins), A130 16 miles, Chelmsford 20 miles, M25 (Junction 29) 28 miles, Central London 52 miles.

The town of Burnham-on-Crouch lies on the north bank of the attractive tidal estuary of the river Crouch. Burnham was originally a ferry port that subsequently developed into a fishing port known for its oyster beds and, most recently, a famous yachting centre hosting the renowned 'Burnham Week' at the end of August. Although Burnham has a population of only around 8,000, it offers a range of facilities not normally found in small towns such as a cinema, two primary schools (rated 'Good' and 'Outstanding' by Ofsted) and a secondary school, a marina (Burnham Yacht Harbour), several other boatyards, three yacht clubs, two supermarkets and a variety of other shops, no less than seven public houses and a number of restaurants and eateries. The town is within easy commuting distance of Chelmsford and the A12 and it has a station on the Southminster branch line, with direct trains into London Liverpool Street.

Chapel Road is an attractive

one-way road within Burnham's conservation area and the houses are a charming mixture of architectural styles dating from late Victorian through to the Second World War. 34 Chapel Road is understood to date back to circa 1939 and is a detached, three-storey property elevated from the road and sitting back on its plot behind a driveway and garage. The house has attractive red-brick elevations under a tiled roof and the front façade is complemented by a two-storey tile-hung box bay. The building of an additional two storey extension and an extensive programme of top-to-bottom refurbishment have resulted in the creation of an impressive first floor master bedroom suite, two additional bedrooms and a shower room on the second floor and a reconfiguration of the ground floor to provide a large kitchen/dining room.

The building extends over approximately 2,229 sq ft. and is light and airy throughout, with high ceilings, generously sized windows, underfloor heating to some of the downstairs and the master en suite upstairs and a neutral colour scheme. Ground floor accommodation includes a hall, a cloakroom,





two well-proportioned reception rooms (a family room and a sitting room) separated by bi-fold doors that can be opened up to create one large room and an L-shaped kitchen/dining room with bespoke high gloss kitchen units, quartz work surfaces, integral appliances and a utility area. An additional seating area is large enough for a good sized table and chairs and has bi-fold doors opening out into the garden.

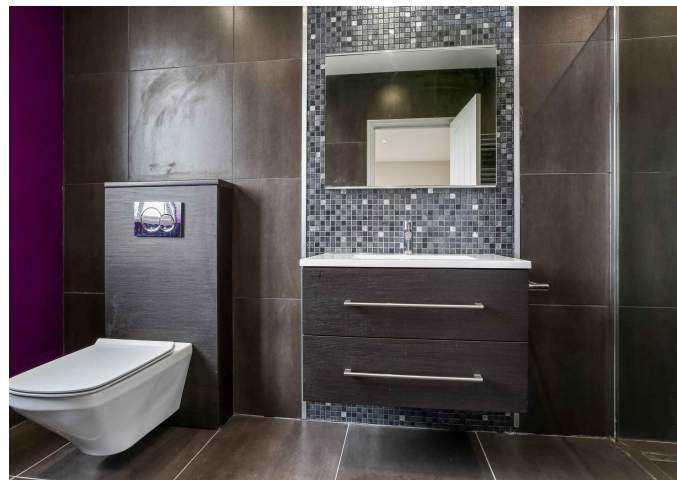
The staircase in the hall leads up to the large first floor landing with three bedrooms (a master suite, a second large double bedroom and a small single) and a family bathroom. The impressive master bedroom extends to 280 sq ft, enjoys a dual aspect with views over the garden and rooftops towards the river and is equipped with a large en suite shower room, dressing room and extensive wardrobes.

rear garden extends some 60 x 40 ft and includes a detached garden studio incorporating a recreational room and workshop with power and lit, boarded attic storage area. The space includes a BBQ terrace, with the remainder laid to lawn and enclosed by established trees and shrubs to create a good level of privacy. The detached garage to the left, which has been built to blend in with the architectural style of the house, has a pitched roof providing lit, boarded sail loft and an electric up and over door.

**Services:** Mains water, gas, electricity and drainage. The studio has a separate electrical fuseboard to the main house.

**Directions:** From Chelmsford, take the A130 bypass southbound and take the first exit signposted to Burnham and Wickford. Follow the signs to Burnham taking the B1012 and then the B1010. After entering Burnham-on-Crouch continue on Maldon Road until the T-junction with Church Road and turn right. Continue for approximately a mile and at Barclays Bank turn left onto Chapel Road. The house will be found on your left hand side about two thirds of the way down the road after the run of white weatherboard cottages.

**Viewing:** Strictly by appointment with Savills.



A dogleg staircase on the landing leads past a large south-facing picture window flooding the space with natural light and up to the second floor. This floor provides two more double bedrooms, one of which has French doors opening on to a Juliet balcony with panoramic views over the town and up the estuary, and a new shower room serving both bedrooms.

The established west-facing

34 Chapel Road, Burnham-on-Crouch, Essex, CM0 8JA



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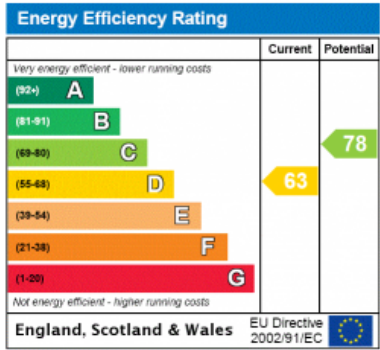
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Approximate Area = 207.1 sq m / 2229 sq ft (Excluding Eaves)  
Including Limited Use Area (17.6 sq m / 189 sq ft)  
Garage = 25.2 sq m / 271 sq ft  
Store / Studio = 22.1 sq m / 238 sq ft  
Total = 254.4 sq m / 2738 sq ft  
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