



Moorhen Avenue, St. Lawrence Southminster CM0 7LT

welcome to

Moorhen Avenue, St. Lawrence Southminster

IMMACULATELY PRESENTED and boasting OVER 1500 SQ FT OF ACCOMMODATION in the PICTURESQUE WATERFRONT VILLAGE of St Lawrence is this impressive FOUR DOUBLE BEDROOM residence with a SOUTH FACING GARDEN & AMPLE GATED FORECOURT DRIVEWAY, finished throughout to a HIGH STANDARD OF FIT & FINISH.



Entrance Porch

Covered porch area, part glazed door to:-

Entrance Hall

Double glazed UPVC window to front, stairs rising to first floor, under stairs cupboard, doors to:-

Utility Room

Double glazed UPVC window to side, sink and drainer with base level units and space for appliance, radiator.

Boiler Room

Double glazed UPVC window to front, space for appliances, radiator.

Lounge

17' 10" x 12' 8" (5.44m x 3.86m)

Double glazed UPVC windows to front, centrepiece wood burner, radiator.

Dining Room

17' 2" x 10' 3" (5.23m x 3.12m)

Double glazed UPVC window to rear, centrepiece open fireplace, radiator, door to:-

Kitchen

17' 1" x 16' 8" (5.21m x 5.08m)

Double glazed UPVC window and door to rear opening onto the garden, contemporary fitted kitchen comprising of one and half bowl sink and drainer set in wood effect work surfaces with tiled splashbacks and range of eye and base level units and comprehensive range of appliances, island breakfast bar, radiator, door returning to entrance hall.

First Floor

Landing

Doors to:-

Bedroom One

15' 11" Max x 13' 5" (4.85m Max x 4.09m)

Double glazed UPVC window to front, radiator.

Bedroom Two

18' 6" x 9' 3" Max (5.64m x 2.82m Max)

Double glazed UPVC window to front, under eaves storage cupboard, radiator.

Bedroom Three

13' 1" x 11' Max (3.99m x 3.35m Max)

Double glazed UPVC window to rear overlooking the garden with estuary views beyond, radiator, door to:-

Ensuite

double glazed UPVC window to rear, modern white suite comprising of shower, WC and vanity basin, heated towel rail.

Bedroom Four

14' 5" Max x 8' 1" Recess (4.39m Max x 2.46m Recess)

Double glazed UPVC window to rear overlooking the garden with estuary views beyond, radiator.

Bathroom

10' 2" x 6' Max (3.10m x 1.83m Max)

Double glazed UPVC window to side, contemporary suite comprising of walk-in double shower, WC and wall mounted vanity basin, fully tiled walls, built in cupboard, chrome heated towel rail.

Outside

Front

shingle forecourt driveway retained by iron gates providing off road parking for several vehicles, gated access to either side of the property leading to:-

Rear Garden

South facing, enclosed by panel fence and laid to lawn and generous patio seating area, with shrub borders. Brick built log store and timber out buildings with power and light connected.

Private Road

Moorhen Avenue is a private road and is jointly maintained by the residents.



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Moorhen Avenue, St. Lawrence Southminster

- Spacious Contemporary Kitchen
- Three Reception Rooms
- Utility & Boiler Room
- Contemporary Shower Room and Ensuite
- Gated Forecourt Driveway

Tenure: Freehold EPC Rating: Awaited

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN103562 - 0002

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