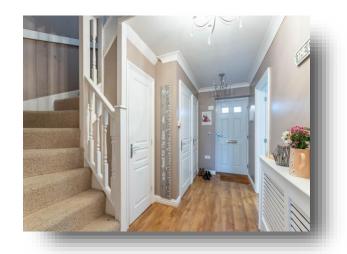


Anchorage View, St. Lawrence Southminster CM0 7JH

Welcome to

Anchorage View, St. Lawrence Southminster

Situated in the DESIRABLE WATERFRONT VILLAGE of St Lawrence and enjoying SOUTH FACING GARDEN is this four bedroom detached home, PRESENTED IN EXCELLENT DECORATE ORDER THROUGHOUT and boasting GARAGE & DRIVEWAY.













Entrance Porch

Covered porch area, entrance door to:-

Entrance Hall

Stairs rising to first floor with cupboard under, further storage cupboard, radiator, doors to:-

Cloakroom

Double glazed UPVC window to front, white suite comprising of WC and pedestal basin, radiator.

Lounge

14' 11" x 10' 11" (4.55m x 3.33m)

Double glazed UPVC French doors to rear opening onto the garden, centrepiece fireplace, radiator.

Kitchen Diner

19' 3" Plus Bay x 10' 9" Max (5.87m Plus Bay x 3.28m Max) Double glazed UPVC bay window to front, double glazed UPVC window and door to rear opening onto the garden, modern fitted kitchen comprising of stainless steel sink and drainer set in Quartz effect work surfaces with tiled splashbacks and range of eye and base level units, built in double oven with gas hob and extractor over, space for further appliances, radiator.

First Floor

Landing

Loft access, airing cupboard, doors to:-

Bedroom One

11' \times 10' 7" Plus Recess ($3.35m \times 3.23m$ Plus Recess) Double glazed UPVC window to rear overlooking the garden, radiator, doors to:-

Ensuite

Modern white suite comprising of double shower, WC and pedestal basin, part tiled walls, radiator.

Bedroom Two

10' 2" Max x 10' (3.10m Max x 3.05m)

Double glazed UPVC window to rear overlooking the garden, radiator.

Bedroom Three

8' 10" x 7' 3" Plus Recess (2.69m x 2.21m Plus Recess) Double glazed UPVC window to front, radiator.

Bedroom Four

7' 4" x 6' 6" Max (2.24m x 1.98m Max) Double glazed UPVC window to front, radiator.

Bathroom

Double glazed UPVC window to front, white suite comprising of panel bath, WC and pedestal basin, part tiled walls radiator.

Outside

Front

Driveway providing off road parking leading to the garage, front garden laid to stone chipping's.

Rear Garden

Enclosed by panel fence, laid to lawn with decked seating area, mature shrub border and bark chipping's play area.

Garage

single garage with up and over door and door to rear opening to the garden.

Agents Note

An annual maintenance charge of £120 per year for the upkeep of communal areas, road and LPG containers applies to this property.





Welcome to

Anchorage View, St. Lawrence Southminster

- Four Bedrooms
- Bathroom & Ensuite
- Modern Open Plan Kitchen Diner
- South Facing Garden
- Garage & Driveway

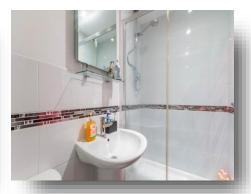
Tenure: Freehold EPC Rating: E

Offers in excess of

£350,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MLN103608 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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