



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' x 10' 7" Plus Recess (3.35m x 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.



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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

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