

Paul Mason *Associates*



Main Road, St. Lawrence, CM0 7NA

Offers in excess of £500,000

- Detached House
- Spacious Accommodation Throughout
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Double Bedrooms
- En-Suite & Family Bathroom
- Rear Garden
- Two Driveways
- EPC - D

This spacious four/five bedroom detached house is located in the waterside village of St Lawrence and is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, the two public houses within the village, water sports club, shop and post office.

The accommodation includes a large hallway, fitted Kitchen/breakfast room, re-fitted utility room, cloakroom, lounge, dining room and bedroom five/study. On the first floor there is a landing leading to four double bedrooms, with a three-piece en-suite to the master and a family bathroom.

Externally there is ample off road parking to the front of the property and an additional driveway accessed from Seaway to the rear garden which provides further parking/access for a garage if required and subject to planning approval. The rear garden commences a large patio seating area with the remainder mainly laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		56	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Distances

Southminster Train Station - 5.9 miles

Ormiston Rivers Academy - 7.7 miles

Maldon - 13.4 miles

Southend (London) Airport - 26.4 miles

(All mileages are approx.)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.4m x 2.4m (17'8" x 7'10")

Wooden entrance door to side.

Window to side. Stairs to first

floor. Storage cupboard. Radiator.

Doors to :-

Shower Room

2.2m x 1.5m (7'2" x 4'11")

Obscure window to side. Three

piece suite comprising shower

cubicle, low level WC and wash

hand basin. Radiator.

Lounge

8.4m x 6.0m (27'6" x 19'8")

Three windows to front. Inglenook

fireplace. Radiators.

Study/Bedroom Five

3.1m x 2.8m (10'2" x 9'2")

Window to side. Exposed beams.

Radiator.

Dining Room

4.3m x 3.0m (14'1" x 9'10")

French windows leading to rear

garden. Radiator.

Kitchen/Breakfast Room

5.2m x 5.0m (17'0" x 16'4")

Window to rear. Part glazed door

to rear garden. Recently

renovated units fitted to eye and

base level with stone effect work

surfaces. Inset 1 1/2 sink and

drainer. Tiled splashback.

Integrated fridge and freezer.

Range style oven and dishwasher

to remain. Exposed beams. Tiled

flooring. Radiators. Double

wooden doors leading to dining

room. Door to :-

Utility Room

2.6m x 2.2m (8'6" x 7'2")

Window to side. Part glazed door

to side. Modern units fitted to

base level with slate effect work

surfaces. Inset sink and drainer.

Tiled splashbacks. Space for

washing machine and dryer. Oil

boiler. Tiled flooring. Heated towel

rail.

FIRST FLOOR

Landing

6.7m x 3.7m (21'11" x 12'1")

Velux windows to sides. Access to

loft space. Airing cupboard.

Radiator. Doors to :-

Bedroom One

4.4m x 4.0m (14'5" x 13'1")

Two windows to front. Radiators.

Door to :-

En-Suite

3.0m x 0.9m (9'10" x 2'11")

Obscure window to side. Three

piece suite comprising shower

cubicle with attachments, low level

WC and wash hand basin. Heated

chrome towel rail.

Bedroom Two

4.7m x 3.7m (15'5" x 12'1")

Window to front and side. Access

to loft space. Radiators.

Bedroom Three

3.6m x 2.8m (11'9" x 9'2")

Window to rear. Velux window to

side. Built in storage cupboard.

Bedroom Four

3.5m x 2.8m (11'5" x 9'2")

Window to rear. Velux window to

side. Built in storage cupboard.

Bathroom

3.2m x 2.6m (10'5" x 8'6")

Velux window to side. Three piece

suite comprising panelled bath

with attachments, low level WC

and pedestal wash hand basin.

Part tiled walls. Tiled flooring.

Heated chrome towel rail.

EXTERIOR

Rear Garden

Commencing a paved patio

seating area with the remainder

laid to lawn with a variety of

decorative flowers, trees and

shrubs. Timber

summerhouse/shed and Timber

swing seat to remain. Fenced to

boundaries. Access to frontage

via side gates. Gates to additional

driveway to the rear of the

property which is accessed via
Seaway.

Frontage

Shingle driveway providing off

road parking for numerous

vehicles, bordered with decorative

flowers and shrubs. Paved

pathway to entrance door. Access

to rear garden via side gate.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

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.



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