

Paul Mason Associates



The Plovers, St. Lawrence, CM0 7PE  
Guide price £350,000

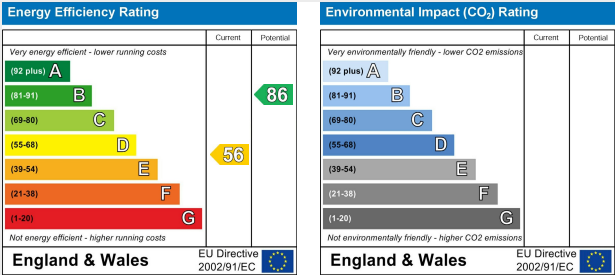


- No Onward Chain
- Generous Plot
- Spacious Accommodation Throughout
- Two Double Bedrooms
- En Suite To Bedroom One
- Lounge/Dining Room
- Conservatory
- Large Outbuilding
- Detached Garage & Ample Off Road Parking
- EPC - D

No Onward Chain.....This well presented two bedroom detached bungalow is set on a generous plot with potential to extend subject to STPP. The property is situated in a semi-rural waterside village location. The accommodation commences an entrance porch leading through to the hallway providing access to kitchen, lounge/dining room with doors to the conservatory, bedroom one with a feature bay window, fitted wardrobes and a three piece en-suite, a second double bedroom and fitted bathroom suite.

Externally the property benefits from a tarmac driveway to the front providing ample off road parking and access to the detached single garage. To the rear, there is a secluded garden which is mainly laid to lawn with a variety of trees and shrubs, and benefits from a patio seating area to the front with various outbuildings, one which is currently being used as a home office/entertainment room. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Located in the village of St Lawrence on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90’s and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.



## Distances

Southminster Railway Station - 5.6 miles

Burnham on Crouch - 8.1 miles

Maldon Town Centre - 11.6 miles

London Southend Airport - 26.1 miles

(All mileages are approximate)

## ACCOMMODATION

### Entrance Porch

### Entrance Hall

### Lounge / Dining Room

5.3m x 4.2m (17'4" x 13'9")

### Conservatory

2.5m x 2.m (8'2" x 6'6")

### Kitchen

2.83m x 2.66m (9'3" x 8'8")

### Master Bedroom

3.9m x 3.8m (12'9" x 12'5")

### En-Suite

### Bedroom Two

2.9m x 2.4m (9'6" x 7'10")

### Family Bathroom

## EXTERIOR

### Front

## Rear Garden & Side Garden

### Single Garage

## Property Services

Gas - N/a

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric Heating

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Ground Floor



Produced by PTEPC Limited. Disclaimer All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.





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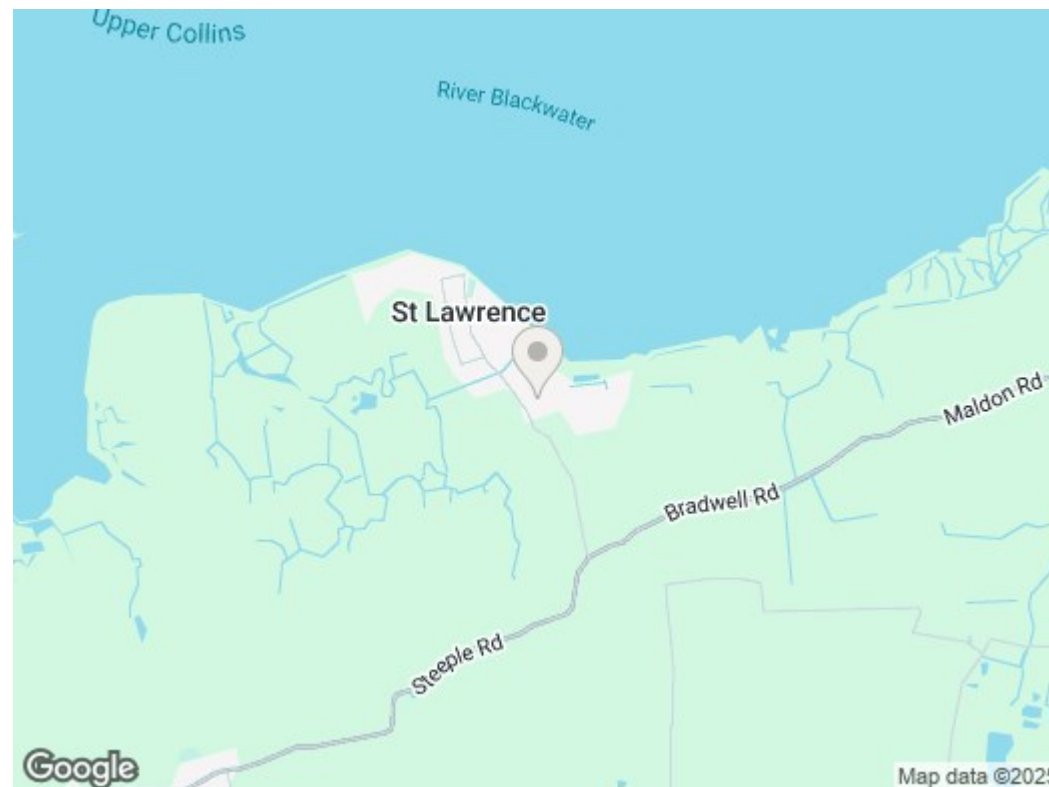
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