

Paul Mason Associates

East End Road, Bradwell-On-Sea, CM0 7PU  
Offers in excess of £425,000

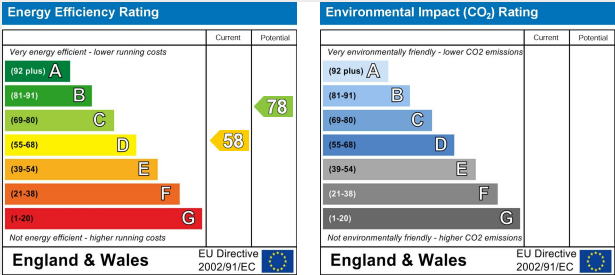


- Detached Family Home
- Large Driveway
- Garage
- Utility/Cloakroom
- Spacious Accommodation Throughout
- Generous Rear Garden (Approx 100ft)
- Waterside Village Location
- Two Reception Rooms
- First Floor Bathroom
- EPC - D

This splendid four bedroom detached family home is located in the waterside village of Bradwell-On-Sea, a semi-rural village with plenty of history and beautiful scenic walks along the coast, popular for families, dog walkers and nature lovers. The village is known for St Peters Chapel, one of the earliest chapels still in use in England, its pre WW2 airfield and decommissioned nuclear power station. Bradwell Marina is situated on the Blackwater estuary and is ideally placed with easy access to Essex Rivers and cruising to the French, Dutch and Belgium coasts and benefits from a restaurant which is open to the public. The village also benefits from a primary school with just 25 admissions per year, and a shop with a post office.

The accommodation is spacious throughout with the ground floor commencing an entrance porch, hallway which provides access to the lounge, kitchen and dining room which also conveniently has direct access from the kitchen too. There is also a side lobby with access to the integral garage and utility/cloakroom. Off the dining room, the property also benefits from a conservatory. To the first floor there is a central landing providing access to the three piece bathroom suite and four good size bedrooms.

Externally the property is set back from the road with an incredibly generous driveway and lawn area. To the rear, the sizeable garden backs onto farmland and is mostly laid to lawn with an array of mature, decorative trees and shrubs, a paved patio seating area and numerous outbuildings. Viewing comes highly recommended to fully appreciate the property on offer.



## ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room

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

Dining Room

2.7m x 2.6m (8'10" x 8'6" )

Conservatory

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

Kitchen

3.0m x 2.7m (9'10" x 8'10")

Side Lobby

Utility/Cloakroom

2.3m x 1.8m (7'6" x 5'10")

### FIRST FLOOR

Landing

Bedroom One

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

Bedroom Two

3.3m x 3.3m (10'9" x 10'9" )

Bedroom Three

3.3m x 2.3m (10'9" x 7'6" )

Bedroom Four

2.7m x 2.7m (8'10" x 8'10")

Bathroom

### EXTERIOR

Garage

Rear Garden

Frontage

### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon District  
Council

### Viewings

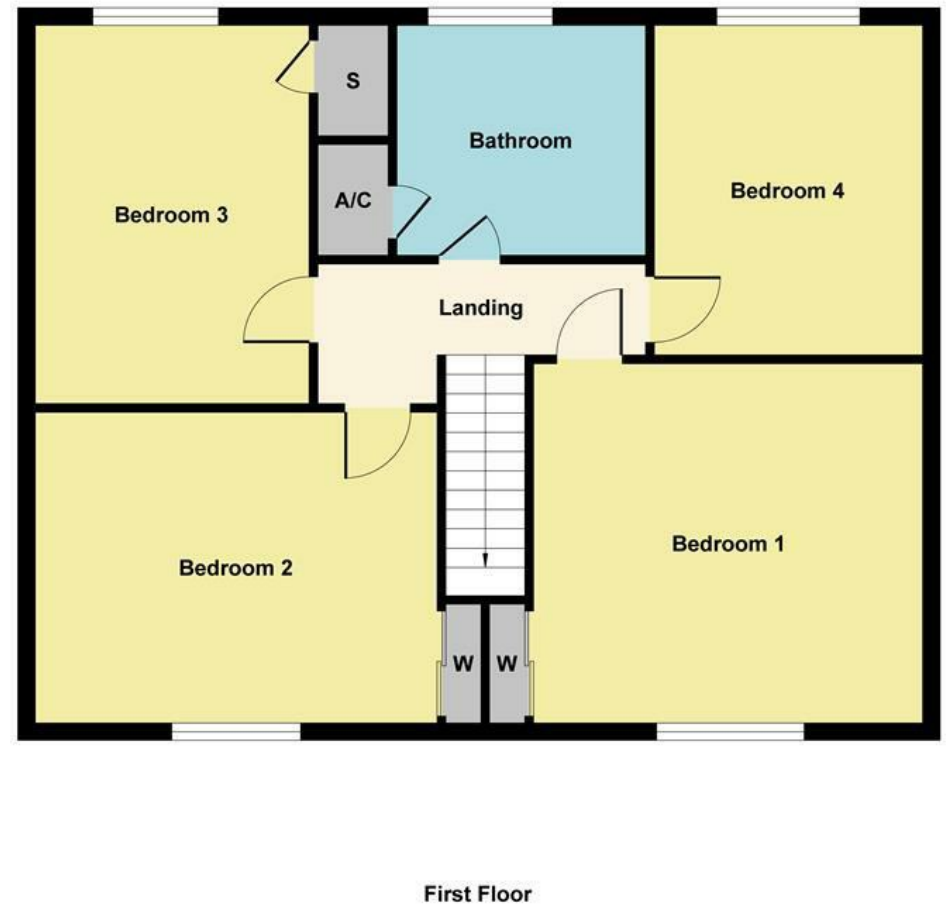
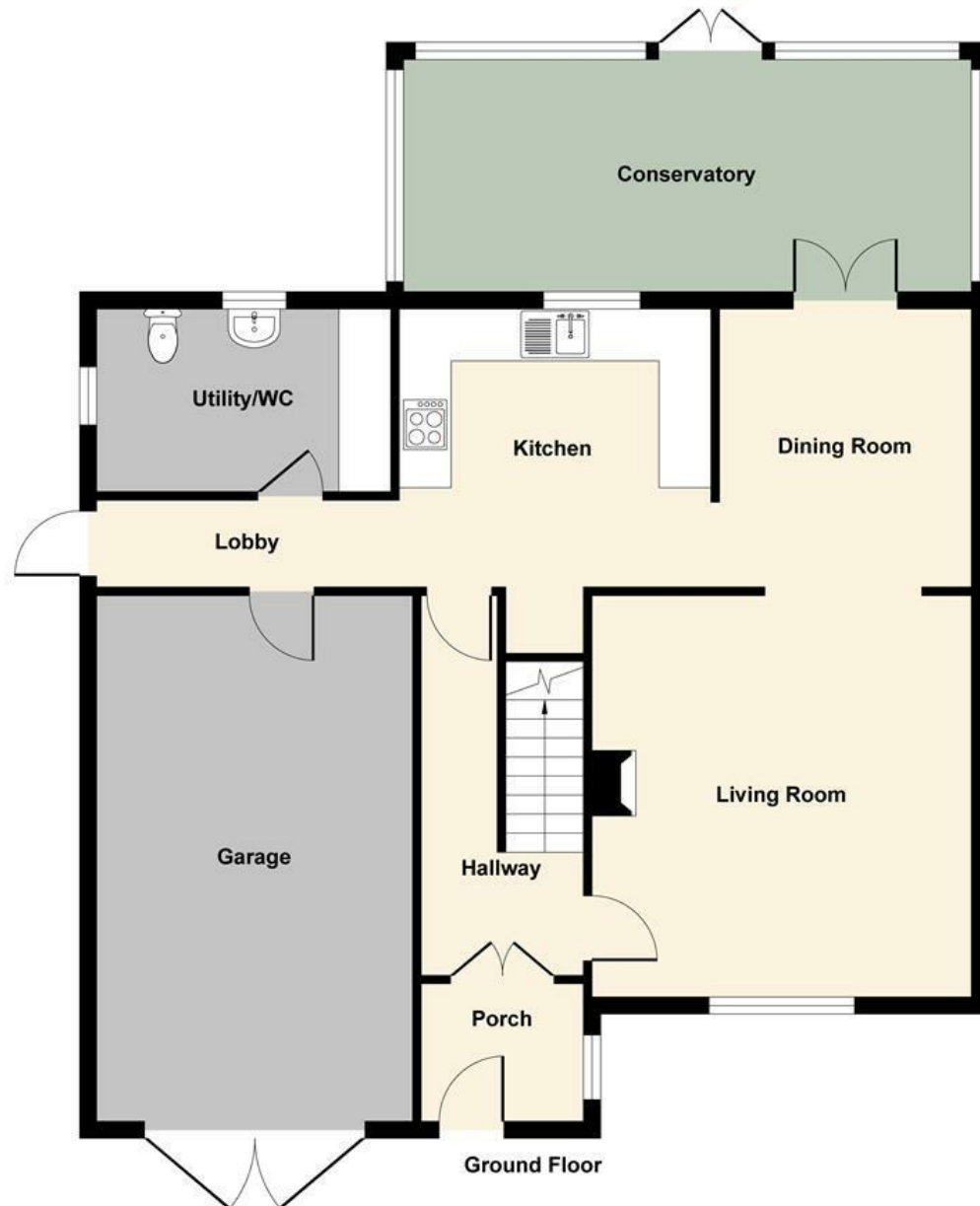
Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

### 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.







**Paul Mason** Associates

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Sales | Lettings | Development | Investment

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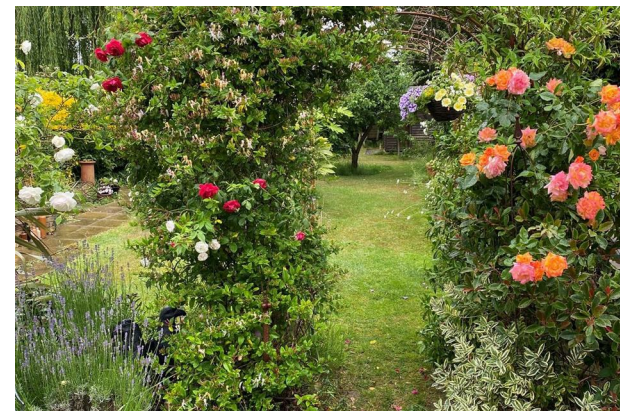
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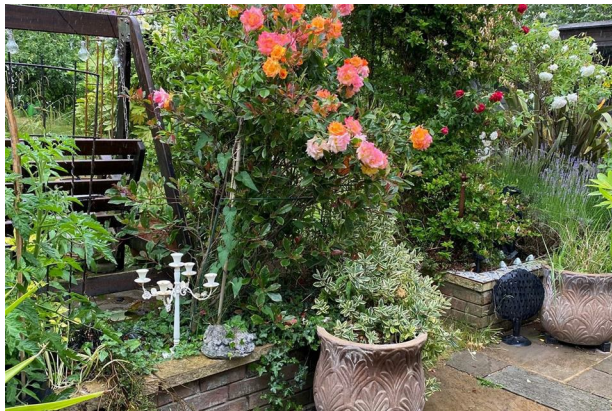
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