

Paul Mason Associates



Mountview Crescent, St. Lawrence, CM0 7NR

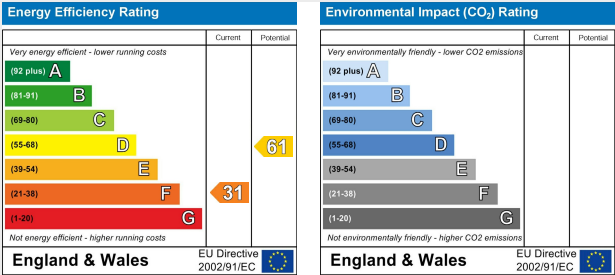
Guide price £299,995

- No Onward Chain
- Detached Three Bedroom Bungalow
- Waterside Village Location
- Approx. 3 Minute Walk to Beach
- Driveway Parking and Garage
- Cloakroom and Bathroom
- Modern Fitted Kitchen
- Spacious Accommodation
- Mature Rear Garden
- EPC- F

****CASH BUYERS ONLY****.....No Onward Chain This three bedroom detached bungalow is situated in the semi-rural village of St Lawrence, a waterside village on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay which is approximately a 3 minute walk from the property. 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.

The accommodation commences an entrance porch, cloakroom, hallway with access to the three bedrooms, one of which benefits from a study/dressing room. There is a modern refitted kitchen, refitted shower room, a generous lounge which opens to the dining room and a conservatory.

Externally the property boasts a sizeable rear garden which begins with a paved patio seating area, and the remainder is mostly laid to lawn with an array of mature flowers, trees and shrubs. There is a single garage to the front of the rear garden with access to frontage via double gates. The frontage consists of driveway parking setting the property back from the road. Viewing comes highly recommended to appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Porch

1.8m x 1.8m (5'10" x 5'10")

Cloakroom

1.6m x 1.0m (5'2" x 3'3")

Hallway

5.2m x 1.4m (17'0" x 4'7")

Kitchen

4.5m x 2.7m (14'9" x 8'10")

Bedroom Two

4.5m x 2.7m (14'9" x 8'10")

Bedroom Three

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

Bedroom One

4.3m x 2.7m (14'1" x 8'10")

Study

5.3m x 1.8m (17'4" x 5'10")

Lounge

5.4m x 4.2m (17'8" x 13'9")

Conservatory

6.0m x 2.3m (19'8" x 7'6")

Dining Room

2.8m x 2.5m (9'2" x 8'2")

Bathroom

2.6m x 2.3m (8'6" x 7'6")

EXTERIOR

Rear Garden

Detached Single Garage

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.

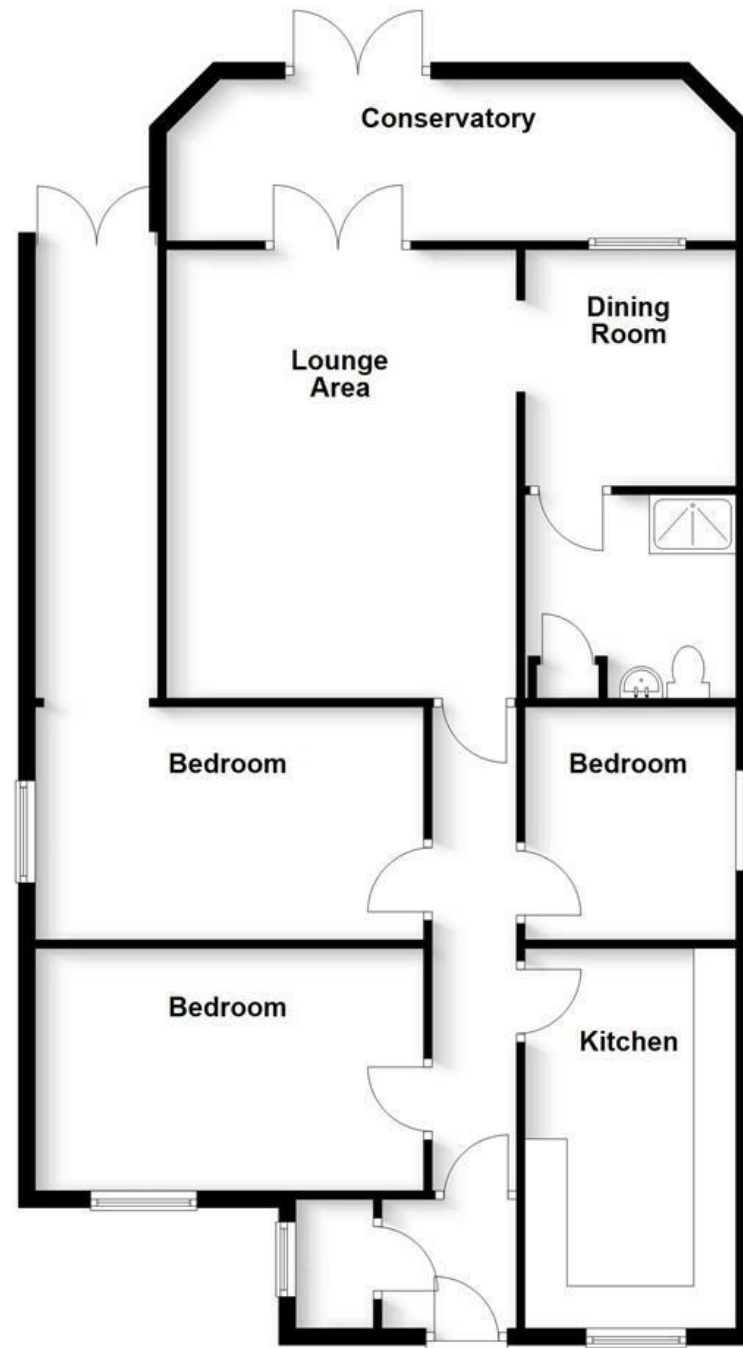
Important Notices

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.

Ground Floor





Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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