

- Large Rear Garden
- Three Bedrooms
- Detached Bungalow
- Driveway Parking
- Spacious Accommodation
- Waterside Village Location
- Lounge/Dining Room
- Refitted Kitchen
- Conservatory With Solid Roof
- EPC TBC

Environmental Impact (CO₂) Rating

Environment

This spacious three bedroom detached bungalow is located in the waterside village of St Lawrence, located 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, 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 a welcoming entrance hall, benefits from a refitted kitchen, a large conservatory with a solid roof, lounge/dining room, three good size bedrooms and a re-fitted shower room. Externally, the property has an in and out driveway providing off road parking for numerous vehicles, there is side access to the sizeable rear garden which is mostly laid to lawn with a paved patio seating area and a variety of decorative flowers, trees and shrubs. To appreciate the property on offer, an internal viewing is highly recommended.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

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

Bedroom Two

3.8m x 2.6m (12'5" x 8'6")

Lounge/Diner

6.7m x 4.5m (21'11" x 14'9")

Hallway

2.2m x 1.0m (7'2" x 3'3")

Bedroom One

3.3m x 3.1m (10'9" x 10'2")

Bedroom Three

3.0m x 2.6m (9'10" x 8'6")

Bathroom

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

Kitchen

3.7m x 2.5m (12'1" x 8'2")

Conservatory

6.2m x 4.5m (20'4" x 14'9")

EXTERIOR

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.

Awaiting Floorplan











Paul Mason

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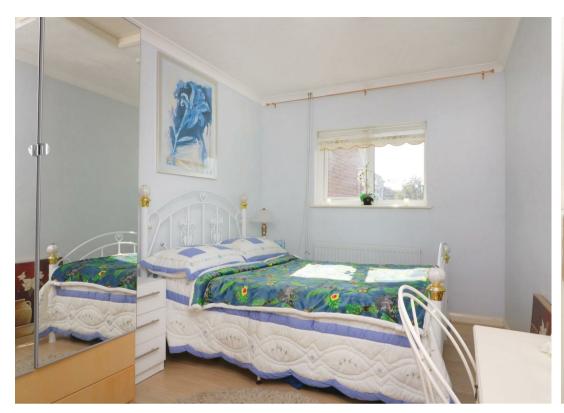
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