

Paul Mason Associates



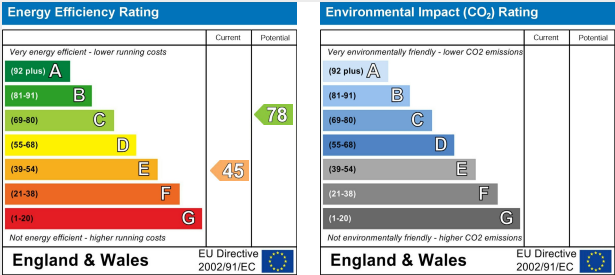
East End Road, Bradwell-On-Sea, Southminster, CM0  
Offers in excess of £325,000



- Four Bedroom House
- Large Driveway
- Two Reception Rooms
- Kitchen/Dining Room
- Garage/Storage Room
- Ground Floor Cloakroom
- First Floor Bathroom
- Waterside Village Location
- Utility/Boot Room
- EPC - E

This well-presented four bedroom family home is located in 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 property sits back from the road with a generous driveway to the frontage providing off road parking for numerous vehicles. The accommodation is spacious throughout with the ground floor comprising an entrance hall, cloakroom, kitchen/dining room, office, living room which benefits from a media wall and utility/boot room. To the first floor, there is a landing providing access to the four bedrooms and family bathroom suite. Externally to the rear, the garden commences a decked seating area with the remainder laid to lawn and two outbuildings to the rear.



## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

6.68m x 3.45m (21'10" x 11'3")

Kitchen

5.44m x 2.34m (17'10" x 7'8")

Dining Room

4.80m x 2.34m (15'8" x 7'8")

### FIRST FLOOR

Landing

Bedroom One

3.76m x 3.45m (12'4" x 11'3")

Bedroom Two

3.76m x 2.34m (12'4" x 7'8")

Bedroom Three

3.81m x 2.49m (12'5" x 8'2")

Family Bathroom

### EXTERIOR

Rear Garden

Frontage

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Maldon District  
Council

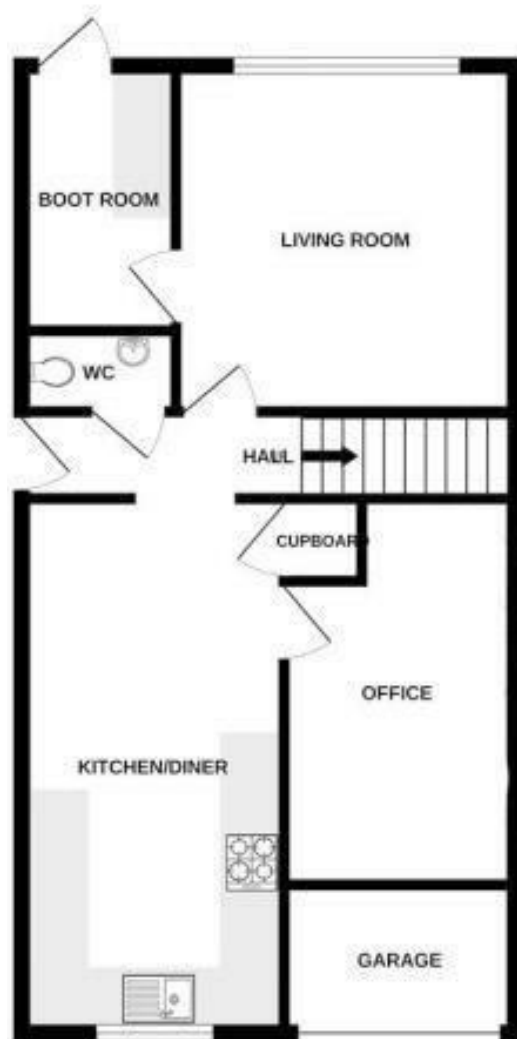
### Viewings

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.

GROUND FLOOR



1ST FLOOR







**Paul Mason** Associates

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Sales | Lettings | Development | Investment

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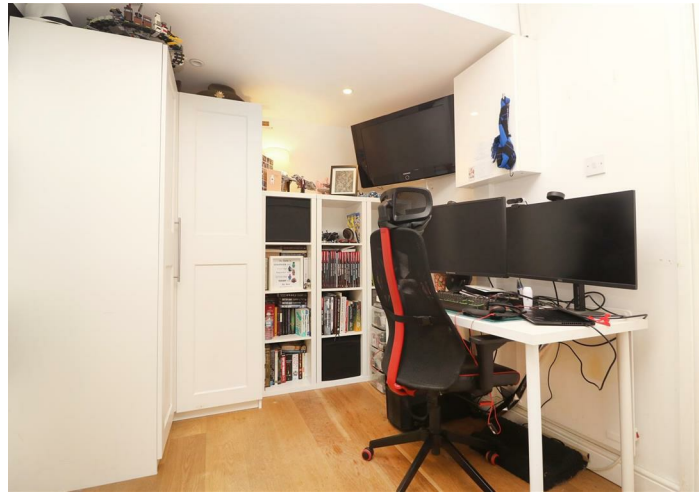
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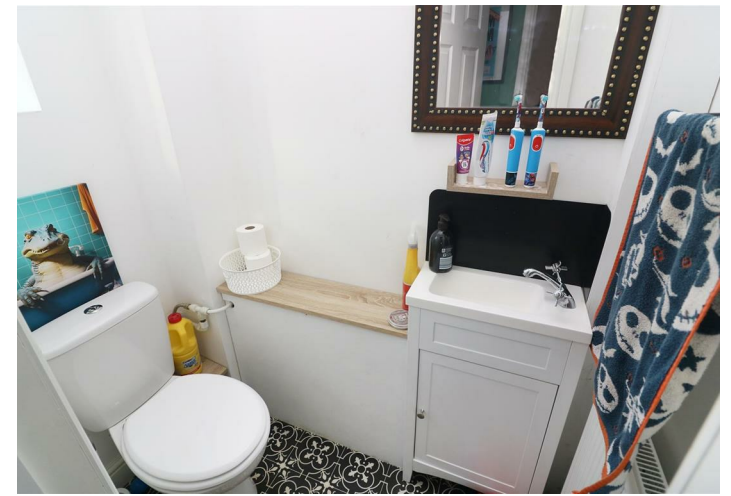
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