

Paul Mason Associates



High View, St. Lawrence, CM0 7NP  
Guide price £475,000



- Detached Family Home
- Kitchen/Breakfast Room
- Dining Room
- Shower Room
- Four/Five Bedrooms
- Re-Fitted Family Bathroom
- South Facing Rear Garden
- Garage
- Village Location
- EPC - TBC

Guide price of £475,000 - £485,000.....This spacious four/five bedroom detached property is conveniently located in the attractive village of St Lawrence and is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, the two public houses within the village, water sports club, shop and post office. The accommodation includes a master bedroom and three further bedrooms along with a re-fitted family bathroom to the first floor. On the ground floor is an entrance hall, dining/bedroom five, living room, kitchen/breakfast room and re-fitted shower room. Externally the property is set back from the road with driveway parking, access to the single garage and the rear garden via side gate. The rear garden commencing with a paved patio seating area and the remainder is laid to lawn with various trees, flowers and shrubs. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.



Ground Floor

1st Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(81-91) A
(69-80) C			(69-80) B
(55-68) D			(55-68) C
(39-54) E			(39-54) D
(21-38) F			(21-38) E
(1-20) G			(1-20) F
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Distances

River Blackwater & Sailing Club -  
0.5 miles

Ormiston Rivers Academy - 7.9  
miles

Southminster Railway Station - 6.0  
miles

Burnham-on-Crouch - 8.5 miles

Maldon Town Centre - 13.1 miles

Southend (London) Airport - 26.4  
miles

All mileages are approximate.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

4.0m x 3.0m (13'1" x 9'10")

Double glazed entrance door with  
side screens. Coved ceiling. Stairs  
to first floor with storage below.  
Wood effect flooring. Radiator.  
Doors to :-

#### Dining Room/Bedroom Five

3.2m x 3.0m (10'5" x 9'10")

Double glazed window to front.  
Coved ceiling. Radiator.

#### Shower Room

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

Obscure double glazed window to  
side. Refitted three piece suite  
comprising walk in shower with  
glass screen and attachments,  
vanity wash hand basin with storage  
below and low level WC. Part tiled  
walls and tiled flooring. Heated  
towel rail.

#### Lounge

6.0m x 3.8m (19'8" x 12'5")

Double glazed window to side.  
Double glazed patio doors leading to  
rear garden with side screens.  
Coved ceiling. Feature multi-fuel  
burner. TV point. Radiator.

#### Kitchen/Breakfast Room

5.1m x 4.8m (16'8" x 15'8")

Double glazed window to rear.  
Double glazed French doors leading  
to rear garden. Modern cashmere  
units fitted to eye and base level  
with stone work surfaces and  
matching upstands. Matching  
breakfast peninsula . 1 1/2 sink with  
drainer. Five ring induction hob with  
extractor hood over. Double electric  
oven. Oven/microwave. Larder

cupboard. Integrated full height  
fridge, under counter freezer and  
dishwasher. Space for washing  
machine, dryer and under counter  
fridge. Coved ceiling. Wood effect  
flooring. Radiator.

### FIRST FLOOR

#### Landing

3.6m x 3.0m (11'9" x 9'10")

Double glazed window to front.  
Coved ceiling. Access to loft space  
via hatch. Radiator. Doors to :-

#### Bedroom One

4.0m x 3.6m (13'1" x 11'9")

Double glazed window to rear.  
Coved ceiling. Radiator.

#### Bedroom Two

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

Double glazed window to rear.  
Coved ceiling. Eaves storage.  
Radiator.

#### Bedroom Three

3.6m x 2.5m (11'9" x 8'2" )

Double glazed window to side.  
Coved ceiling. Eaves storage.  
Radiator.

### Bedroom Four

3.6m x 2.4m (11'9" x 7'10")

Double glazed window to front.  
Coved ceiling. Radiator.

### Family Bathroom

3.0m x 2.0m (9'10" x 6'6")

Obscure double glazed window to rear. Three piece suite comprising panelled bath with jets and shower attachments, vanity wash hand basin with storage below and low level WC. Coved ceiling. Part tiled walls. Radiator.

## EXTERIOR

### Rear Garden

Commencing large rainbow sandstone patio seating area with pathway to rear. Remainder is laid to lawn with various flowers, trees and shrubbery. Outside tap. Three timber outbuildings to remain.  
Access to frontage via side gate.

### Summer House

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

Window to front. Double front doors.  
Fully insulated walls. Power and light connected. Wood effect flooring.

### Frontage

Block paved driveway providing off road parking for numerous vehicles. Outside lighting. Access to rear garden via side gate.

### Single Garage

Electric roller door. Power and light connected.

### Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil central heating.

Local Authority - Maldon District

Council - E

### Agents Note

The property has solar panels fitted and they are privately owned.

### Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

### 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.





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

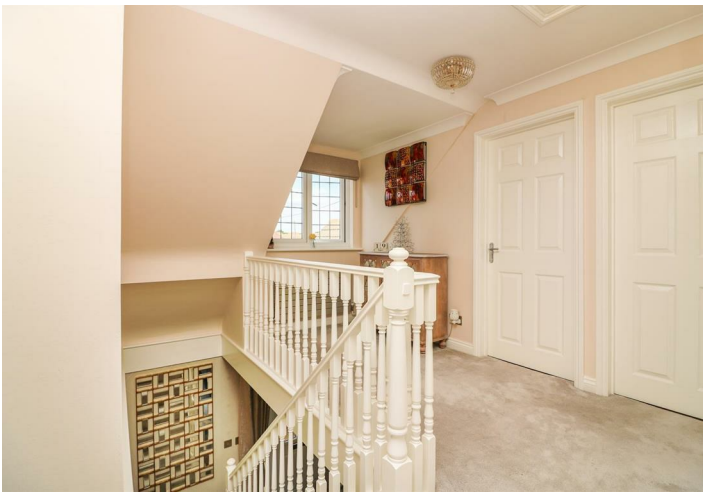
Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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







Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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







**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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







**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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

