

Paul Mason Associates



Mountview Crescent, St. Lawrence, Essex, CM0 7NT

Offers in excess of £399,999



## Distances

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.

## ACCOMODATION

### GROUND FLOOR

#### Entrance Porch

Door to front. Windows to both sides. Perspex roof and door to:

#### Entrance Hall

Door to porch. Doors to :

#### Lounge/Diner

6.5m x 3.9m (21'3" x 12'9")  
Glazed window to sides and rear. Exposed beams. Feature brick fireplace with electric fire. Door to conservatory.

#### Kitchen

Glazed window to front. Wooden units fitted to eye and base level with laminate work surfaces. Inset stainless steel sink with drainer and mixer taps. Space for washing machine and cooker with extractor hood over. Tiled splashback.

## Bathroom

Obscure window to side and rear. Tiled walls and flooring. Suite comprising bath, wash hand basin with storage below and low level WC.

## Bedroom One

3.5m x 2.8m (11'5" x 9'2")  
Glazed window to front. Exposed beams.

## Bedroom Two

3.3m x 2.8 (10'9" x 9'2")  
Dual aspect glazed window to front and side.

## Conservatory

5.7m x 2m (18'8" x 6'6" )  
Windows to all sides. French doors into rear garden.

## EXTERIOR

### Gardens

Externally the plot measures approximately 0.25 acres and is laid to lawn with various flower and shrub borders. Field views to rear. Fenced to rear and side boundaries. Outside tap and lighting.

### Parking

Paved driveway providing off street parking for multiple vehicles.

## Services

Gas- N/A

Electric- Mains

Water- Mains

Drainage- Cess Pit

Heating- Electric Central

Heating

Local Authority - Maldon District

Council - Tax Band - TBC

## 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

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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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