

Paul Mason Associates



East End Road, Bradwell-On-Sea, CM0 7PX

Guide price £425,000

- No Onward Chain
- Village Location
- Lounge/Breakfast Room
- Kitchen/Dining Room
- Dining Area
- Three/Four Double Bedrooms
- Fitted Family Bathroom
- Approx 140ft Rear Garden
- Driveway Parking
- EPC - TBC

No Onward Chain.....This spacious three/four bedroom property is situated in the popular semi-rural village of Bradwell-on-Sea within the Dengie Peninsula. The property is central to the Marina, nature walks, iconic landmarks including the Chapel of St Peter and local amenities. Internally the accommodation includes lounge/breakfast room, lounge, dining area and a cloakroom. To the first floor there is a landing providing access to three double bedrooms and a fitted three piece bathroom suite. To the second floor there is bedroom four/loft room. Externally the property has a driveway to the front providing off road parking for numerous vehicles. The rear garden is approximately (140ft) There is a large patio seating area with the remainder mainly laid to lawn with various trees and shrubs. Single detached garage to the rear. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Awaiting

Floorplan

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

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

Distances

St Cedd's Primary School - 0.1 miles

Bradwell Marina - 1.6 miles

Southminster Railway Station - 7.7 miles

Burnham-on-Crouch - 11.3 miles

Southend (London) Airport - 28.6 miles

(All distances are approximate).

ACCOMMODATION

GROUND FLOOR

Kitchen/Dining Room

6.9m x 4.0m (22'7" x 13'1")

Part glazed entrance door. Two double glazed windows to front. Wooden units fitted to eye and base level with granite worksurfaces and inset sink with drainer. Tiled splashbacks. Integrated range master cooker, fridge-freezer and washing machine. Coved ceiling. Inset spotlights. Tiled flooring. Radiator. Opening to :-

Lounge/Breakfast Room

5.0m x 3.6m (16'4" x 11'9")

Double glazed French doors leading

to rear garden. Coved ceiling. Feature brick fireplace with log burner. Wooden flooring. Radiator. Opening to :-

Dining Area

5.8m x 3.8m (19'0" x 12'5")

Double glazed window to side. Double glazed French doors leading to rear garden. Coved ceiling. Wooden flooring. Radiator. Stairs to first floor.

Cloakroom

1.8m x 1.0m (5'10" x 3'3")

Coved ceiling. Inset spotlights. WC. Combi-boiler. Tiled flooring.

FIRST FLOOR

Landing

Coved ceiling. Stairs to ground floor. Doors to :-

Bedroom One

4.8m x 3.3m (15'8" x 10'9")

Double glazed window to front. Coved ceiling. Radiator. Stairs to bedroom four/loft room.

Bedroom Four/Loft Room

7.1m x 3.3m (max) (23'3" x 10'9" (max))

Double glazed window to rear. Inset spotlights. Access to eaves storage space. Stairs down to first floor.

Bedroom Two

3.6m x 2.9m (11'9" x 9'6")

Double glazed window to rear. Coved ceiling. Radiator.

Bedroom Three

2.8m x 2.7m (9'2" x 8'10")

Double glazed window to side. Coved ceiling. Radiator.

Family Bathroom

Obscure double glazed window to front. Three piece suite comprising panelled bath with shower attachments, low level WC and vanity wash hand basin. Part tiled walls. Tiled effect flooring. Heated towel rail.

EXTERIOR

Frontage

Block paved driveway providing off road parking for numerous vehicles with the remainder laid to lawn. Access to entrance door. Outside lighting. Access to detached garage. Access to rear garden.

Detached Garage

Up and over door. Pedestrian door to side. Power and lighting connected.

140ft Rear Garden

Block paved patio seating area.
Generous rear garden which is mainly laid to lawn with various fruit trees and shrubs. Oil tank to rear.
Outside lighting. Outside tap.
Fenced to boundaries.

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.



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