

Paul Mason Associates



Main Road, St. Lawrence, CM0 7NA
Offers in excess of £500,000

- Detached House
- Spacious Accommodation Throughout
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Double Bedrooms
- En-Suite & Family Bathroom
- Rear Garden
- Two Driveways
- EPC - D

This spacious four/five bedroom detached house is located in the waterside 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 large hallway, fitted Kitchen/breakfast room, re-fitted utility room, cloakroom, lounge, dining room and bedroom five/study. On the first floor there is a landing leading to four double bedrooms, with a three-piece en-suite to the master and a family bathroom.

Externally there is ample off road parking to the front of the property and an additional driveway accessed from Seaway to the rear garden which provides further parking/access for a garage if required and subject to planning approval. The rear garden commences a large patio seating area with the remainder mainly laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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 <small>Not energy efficient - higher running costs</small>		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 <small>Not environmentally friendly - higher CO₂ emissions</small>	
	72		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

Distances

Southminster Train Station - 5.9 miles

Ormiston Rivers Academy - 7.7 miles

Maldon - 13.4 miles

Southend (London) Airport - 26.4 miles

(All mileages are approx.)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.4m x 2.4m (17'8" x 7'10")

Wooden entrance door to side. Window to side. Stairs to first floor. Storage cupboard. Radiator. Doors to :-

Shower Room

2.2m x 1.5m (7'2" x 4'11")

Obscure window to side. Three piece suite comprising shower cubicle, low level WC and wash hand basin. Radiator.

Lounge

8.4m x 6.0m (27'6" x 19'8")

Three windows to front. Inglenook fireplace. Radiators.

Study/Bedroom Five

3.1m x 2.8m (10'2" x 9'2")

Window to side. Exposed beams. Radiator.

Dining Room

4.3m x 3.0m (14'1" x 9'10")

French windows leading to rear garden. Radiator.

Kitchen/Breakfast Room

5.2m x 5.0m (17'0" x 16'4")

Window to rear. Part glazed door to rear garden. Recently renovated units fitted to eye and base level with stone effect work surfaces. Inset 1 1/2 sink and drainer. Tiled splashback. Integrated fridge and freezer. Range style oven and dishwasher to remain. Exposed beams. Tiled flooring. Radiators. Double wooden doors leading to dining room. Door to :-

Utility Room

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

Window to side. Part glazed door to side. Modern units fitted to base level with slate effect work surfaces. Inset sink and drainer.

Tiled splashbacks. Space for washing machine and dryer. Oil boiler. Tiled flooring. Heated towel rail.

FIRST FLOOR

Landing

6.7m x 3.7m (21'11" x 12'1")

Velux windows to sides. Access to loft space. Airing cupboard. Radiator. Doors to :-

Bedroom One

4.4m x 4.0m (14'5" x 13'1")

Two windows to front. Radiators. Door to :-

En-Suite

3.0m x 0.9m (9'10" x 2'11")

Obscure window to side. Three piece suite comprising shower cubicle with attachments, low level WC and wash hand basin. Heated chrome towel rail.

Bedroom Two

4.7m x 3.7m (15'5" x 12'1")

Window to front and side. Access to loft space. Radiators.

Bedroom Three

3.6m x 2.8m (11'9" x 9'2")

Window to rear. Velux window to side. Built in storage cupboard.

Bedroom Four

3.5m x 2.8m (11'5" x 9'2")

Window to rear. Velux window to side. Built in storage cupboard.

Bathroom

3.2m x 2.6m (10'5" x 8'6")

Velux window to side. Three piece suite comprising panelled bath with attachments, low level WC and pedestal wash hand basin. Part tiled walls. Tiled flooring. Heated chrome towel rail.

EXTERIOR

Rear Garden

Commencing a paved patio seating area with the remainder laid to lawn with a variety of decorative flowers, trees and shrubs. Timber summerhouse/shed and Timber swing seat to remain. Fenced to boundaries. Access to frontage via side gates. Gates to additional

driveway to the rear of the property which is accessed via Seaway.

Frontage

Shingle driveway providing off road parking for numerous vehicles, bordered with decorative flowers and shrubs. Paved pathway to entrance door. Access to rear garden via side gate.

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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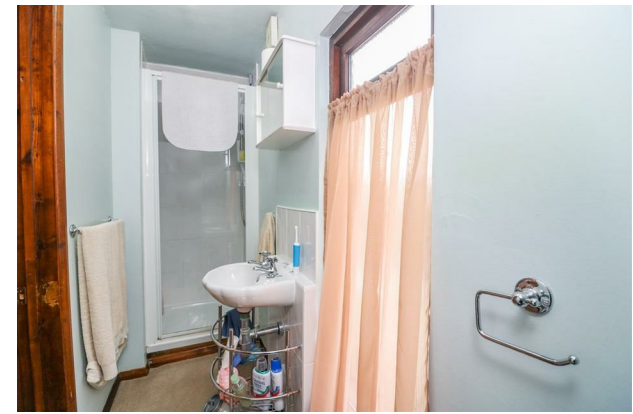
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