

Paul Mason Associates



Mountview Crescent, St. Lawrence, Essex, CM0 7NR  
Offers in excess of £550,000

- Detached Family Home
- Popular Riverside Village
- Two/Three Reception Rooms
- Large Open Plan Kitchen/Dining Room/Lounge Area
- Five Double Bedrooms
- Two Family Bathrooms & En-Suite
- Generous Rear Garden
- Driveway Parking and Garage
- In Excess of 2023 Square Foot
- EPC - TBC

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

This deceptively spacious five bedroom detached house is located in the village of St Lawrence on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The property benefits from being a short 0.1 mile walk to the water. The village is protected from flooding from the sea wall which was reinforced in the 90's and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.

The accommodation includes a entrance hallway, access to the integral garage, cloakroom, reception room two/bedroom five, lounge, generous open plan kitchen/dining/family room with bi-folding doors out to the rear garden, utility room and a walk in pantry cupboard. On the first floor there is a landing with access to bedroom one which benefits from a fitted en-suite and a three further double bedrooms benefitting from two family bathrooms.

Externally to the front, the property is set back from the road with a large driveway providing off road parking for numerous vehicles and there is access to the garage. To the rear, the landscaped rear garden backs onto fields and consists of a large decked seating area and two newly fitted timber outbuildings. The remainder is mostly laid to lawn with a variety of flowers, trees and shrubs to the borders, and a bark play area to the rear.

Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

4.5m x 2.6m (14'9" x 8'6")

#### Cloakroom

2.6m x 1.0m (8'6" x 3'3")

#### Reception Room Two/Bedroom Five

6.0m x 3.6m (19'8" x 11'9")

#### Integral Garage

5.7m x 3.1m (18'8" x 10'2" )

#### Lounge

5.2m x 4.9m (17'0" x 16'0")

#### Open Plan Kitchen/Dining Room

9.0m x 3.7m (29'6" x 12'1")

#### Utility Room

2.5m x 2.3m (8'2" x 7'6")

#### Larder Cupboard

2.2m x 1.0m (7'2" x 3'3")

### FIRST FLOOR

#### Landing

#### Bedroom One

5.6m x 3.6m (18'4" x 11'9")

#### En-Suite

2.2m x 1.8m (7'2" x 5'10")

#### Bedroom Two

3.9m x 2.8m (12'9" x 9'2")

#### Bedroom Three

3.6m x 3.2m (11'9" x 10'5")

#### Bedroom Four

3.6m x 3.2m (11'9" x 10'5")

#### Bathroom One

2.0m x 1.8m (6'6" x 5'10")

#### Bathroom Two

1.9m x 1.5m (6'2" x 4'11")

### EXTERIOR

#### Rear Garden

#### Frontage

#### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon

#### 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.

Should you be successful in  
having an offer accepted on a  
property through ourselves, then  
there is an administration  
charge of £25 inc. VAT per  
person (non-refundable) to  
complete our Anti Money  
Laundering Identity checks.





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