



Mountview Crescent, St. Lawrence, Essex CM0 7NR  
Offers in excess of £450,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*STUNNING 100' REAR GARDEN WITHIN WALKING DISTANCE OF THE BLACKWATER ESTUARY!!\*\*** Built to a high specification throughout is this quite superb, light, airy and wonderfully presented detached residence offering deceptively spacious living accommodation throughout sitting on a stunning plot which incorporates a 100' rear garden. The impressive living accommodation commences on the ground floor with a spacious entrance hall leading to a cloakroom, impressive bay fronted living room, study/bedroom, and impressive refitted kitchen/diner with adjoining utility area. The first floor then offers a landing with access to three well proportioned bedrooms, two of which are complimented by built in wardrobes, an en-suite shower room, and family bathroom. Externally, the property enjoys the aforementioned rear garden which measures at approximately 100' with a fully insulated outbuilding, ideal for conversion to a home office, gym or games room if required. An attractive frontage then offers extensive off road parking via a shingled driveway. Further benefits include under floor heating throughout the ground floor, double glazed windows and doors and a new build guarantee. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating B.

## FIRST FLOOR:

### BEDROOM ONE:

14'8 x 13'2 (4.47m x 4.01m)

Double glazed sliding sash window to front, radiator, built in wardrobes with sliding panelled doors, door to:-

### EN-SUITE/WET ROOM:

Velux window to side, three piece white suite comprising fully tiled walk in shower with floor drain, WC with concealed cistern and wall mounted wash hand basin, fully tiled walls and floor, radiator, extractor fan.

### BEDROOM TWO:

15' x 11'2 (4.57m x 3.40m)

Double glazed window to rear, radiator, built in wardrobes with sliding panelled doors.

### BEDROOM THREE:

14'6 x 7'8 (4.42m x 2.34m)

Double glazed window to side, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to side, three piece white suite comprising 'P' shaped panelled bath with mixer tap, shower over with glass screen, close coupled WC and pedestal wash hand basin with tiled splash back, part tiled walls, tiled flooring, inset vanity mirror, radiator.

### LANDING:

Velux window to side, access to loft space, doors to all rooms, half landing return oak rail balustrade staircase with built in storage cupboard leading to:-

### GROUND FLOOR:

#### ENTRANCE HALLWAY:

19'1 x 11'6 (5.82m x 3.51m)

Part glazed composite entrance door to side with side light, built in under stairs storage cupboard housing underfloor heating manifold, spot lights, oak flooring, doors to:-

#### CLOAKROOM:

Obscure double glazed window to side, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, tiled flooring.

#### LIVING ROOM:

22'11 x 12'9 (6.99m x 3.89m)

Double glazed sliding sash bay window to front with panelled timber wall under, 'Worcester' freestanding wood burner with exposed stainless steel flu set on slate hearth, oak flooring.

#### STUDY/BEDROOM:

7'7 x 6'7 (2.31m x 2.01m)

Double glazed window to side.

#### KITCHEN/DINING/FAMILY ROOM:

16'9 x 12'8 (5.11m x 3.86m)

Double glazed French style doors with side light windows opening on to rear garden, further double glazed window to rear, single ceramic butler sink unit set into solid wooden work surface, built in four ring electric hob with extractor hood over, built in eye level double oven, extensive range of fitted 'Shaker' style wall and base mounted storage units, integrated dishwasher, under pelmet lighting, tiled splash backs, tiled flooring, leading to:-

#### UTILITY ROOM:

13' x 6' (3.96m x 1.83m)

Part glazed entrance door to rear, solid wooden work surface with space and plumbing below for washing machine and tumble dryer, full height larder cupboard, space and plumbing for American style fridge/freezer, fitted oak bench with storage drawers below, tiled floor.

### EXTERIOR:

#### FRONTAGE:

A low maintenance frontage which is predominately shingled providing driveway parking for up to 4 vehicles, the remainder is laid to lawn with brick edging, five bar wooden gate to side leading to:-

### REAR GARDEN:

approx 98' (approx 29.87m)

A stunning rear garden measuring just under 100' which can be accessed via a 5 bar pedestrian gate to the side of the property, the rear garden is private and un-overlooked commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with 6' close board fencing to the boundaries, there is a shingled pathway leading to the rear of the garden where you can find a detached outbuilding/workshop.

### OUTBUILDING/WORKSHOP:

15'10 x 11'2 (4.83m x 3.40m)

An attractive workshop/garden storage building with part glazed solid wooden doors opening to the front, further window to front, power and light connected, there is access to the loft space which is useful storage and has a sail loft style door to one gable end.

### TENURE & COUNCIL TAX:

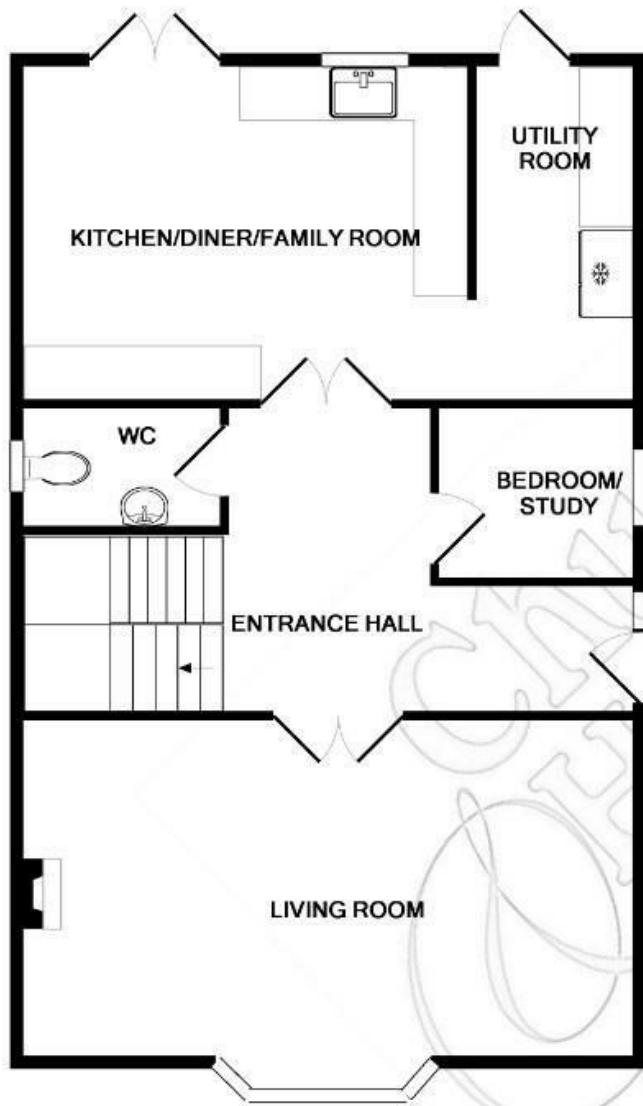
This property is being sold freehold and is Council Tax Band D.

### ST LAWRENCE:

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.

### AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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