



17 Medley Way, St Lawrence , Essex CM0 7JZ  
 Price £320,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £320,000 - £330,000. Set within a quiet cul-de-sac position in the heart of this most sought modern development in the popular waterside village of St Lawrence with it's tranquil walks along the river frontage close by, is this well maintained and deceptively spacious detached family home. Generous living space commences with an inviting entrance hall leading to a cloakroom, dual aspect living room and a light and airy kitchen/diner across the rear. The first floor then offers a landing leading to a family bathroom and three well proportioned bedrooms, one of which is also complimented by an en-suite shower room. Externally, the property enjoys a well stocked and impressively sized rear garden with the recent addition of a good sized summer house at the rear while the frontage offers off road parking for 2 vehicles via a block paved driveway as well as a garage. Viewing is strongly advised. Energy Rating D.

**FIRST FLOOR:**

**LANDING:**

Stairs to Ground Floor, access to loft space, wood flooring, airing cupboard housing hot water tank, electric emersion heater and hot water pumps, doors to:

**BEDROOM 1: 12'2 x 10'1 (3.71m x 3.07m)**

Double glazed window to rear, radiator, solid wood flooring, door to:

**EN-SUITE:**

Obscure double glazed window to side, chrome ladder towel rail, suite comprising close coupled WC, wash hand basin and tiled shower cubicle, tiled floor, inset downlights.

**BEDROOM 2: 12'1 x 9'8 (3.68m x 2.95m)**

Double glazed window to front, radiator.

**BEDROOM 3: 8'11 x 7'4 (2.72m x 2.24m)**

Double glazed window to front, radiator, built in storage cupboard.

**FAMILY BATHROOM:**

Obscure double glazed window to rear, chrome ladder towel rail, refitted suite comprising panelled bath, wash hand basin and close coupled WC, part tiled walls, inset downlights.

**GROUND FLOOR:**

**ENTRANCE HALLWAY:**

Part glazed door to front, stairs to First Floor, wood effect flooring, doors to:

**CLOAKROOM:**

Obscure double glazed window to front, heated towel rail, refitted two piece suite comprising low level WC and wash hand basin, wood flooring.

**LIVING ROOM: 15'9 x 12'11 (4.80m x 3.94m)**

Double glazed windows to front and side, wood effect floor, open to:

**KITCHEN/DINING ROOM: 16'1 x 10'9 (4.90m x 3.28m)**

Double glazed double doors opening to rear garden and double glazed window to rear, range of matching wall and base mounted storage units, roll edged work surfaces with inset sink unit, hob with oven below and extractor over, fridge/freezer, washer/dryer and dishwasher, tiled splashbacks, inset downlights, solid wood floor.

**EXTERIOR:**

**REAR GARDEN:**

Commencing with a large paved patio seating area leading to remainder which is mainly laid to lawn with mature planted beds and borders, paved path leading to summerhouse which has power and light connected, external lighting, fenced to boundaries, side access to:

**FRONTAGE:**

Block paved frontage providing off road parking for 2/3 vehicles.

**GARAGE:**

Single garage in block with parking to the front.

**TENURE & COUNCIL TAX BAND:**

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

**AGENTS NOTE (SOLAR PANELS)**

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

**VILLAGE OF 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.

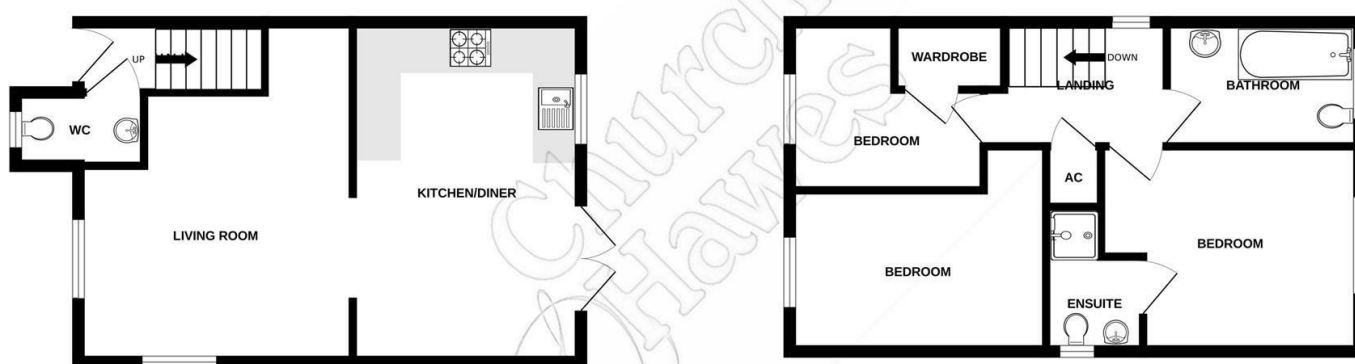
**AGENTS NOTE:**

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 floorplan 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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