



81a Main Road, St Lawrence , CM0 7NA
Price £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

BEAUTIFULLY PRESENTED DETACHED PROPERTY WITHIN A STONES THROW OF THE RIVER BLACKWATER. Constructed only 2 years ago by the current owners is this spacious and incredibly versatile detached property boasting light and well thought out accommodation offered over two levels. The property has the advantage of being offered with NO ONWARD CHAIN and 8 years remaining on its new build guarantee.

The accommodation includes three first floor bedrooms with a family bathroom, whilst the ground floor offers an entrance porch, open plan living/dining room, study/bedroom 4, shower room and a stunning fully fitted kitchen with feature skylight and bi folding doors to the rear garden. Externally there is an abundance of off road parking to the front, with both power and water connected and the secluded westerly facing rear garden benefits a large sandstone patio area. The property is wonderfully situated in this small waterside village, the village itself boasts a pub and restaurant, village shop, water sports club and sailing club. Within a 10 minute drive you can find Southminster which offers direct train service to London Liverpool Street. (Journey time approx. 1hr 10mins). Viewing could not be more recommended to fully appreciate the size, standard and location on offer. EPC Rating: C.

FIRST FLOOR:

LANDING:

Velux style window, feature glass balustrade staircase to ground floor, doors to:

BEDROOM 1: 14'1" x 13'2" (4.29m x 4.01m)

Double glazed window to front, radiator, inset spotlights.

BEDROOM 2: 14' x 10'2" (4.27m x 3.10m)

Double glazed window to rear, radiator, inset spotlights.

BEDROOM 3: 11'2" x 7'8" (3.40m x 2.34m)

Double glazed window to rear, radiator, inset spotlights.

FAMILY BATHROOM:

Obscure glazed window to side, luxury 3 piece white suite comprising freestanding bath, close coupled wc and wash hand basin set on vanity storage unit, fully tiled, inset spotlights.

GROUND FLOOR:

ENTRANCE PORCH:

Part glazed door to front, door to:

LIVING ROOM:

Double glazed window to front, radiator, feature flame effect electric fire, porcelain floor tiles, stairs to first floor, inset spotlights.

DINING AREA: 15'5" x 12'10" (4.70m x 3.91m)

Continuation of porcelain floor tiles, radiator, open to kitchen, doors to:

SHOWER ROOM: 10'2" x 5'5" (3.10m x 1.65m)

Obscure double glazed window to side, luxury 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and wash hand basin set on vanity storage unit, fully tiled, inset spotlights.

BEDROOM/STUDY: 10'2" x 8'3" (3.10m x 2.51m)

Double glazed window to rear, radiator, fitted wardrobes, porcelain floor tiles, inset spotlights.

KITCHEN: 19'8" x 9'6" (5.99m x 2.90m)

A stunning fitted kitchen with ceiling lantern and double glazed bi fold doors opening to rear garden, good range of matching wall and base mounted storage units, work surface with inset 1 1/2 bowl sink unit and matching upstands, ceramic hob with extractor over, fitted eye level double oven, integrated dishwasher and washing machine, space and plumbing for American style fridge/freezer, porcelain floor tiles, inset spotlights.

EXTERIOR:

REAR GARDEN:

A westerly facing garden commencing with a large sandstone paved patio seating area, dwarf brick wall with opening to lawned area, fenced to boundaries.

FRONTAGE:

Large block paved frontage providing off road parking for several vehicles, lawned area, dwarf brick retaining wall.

TENURE & COUNCIL TAX BAND:

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

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.

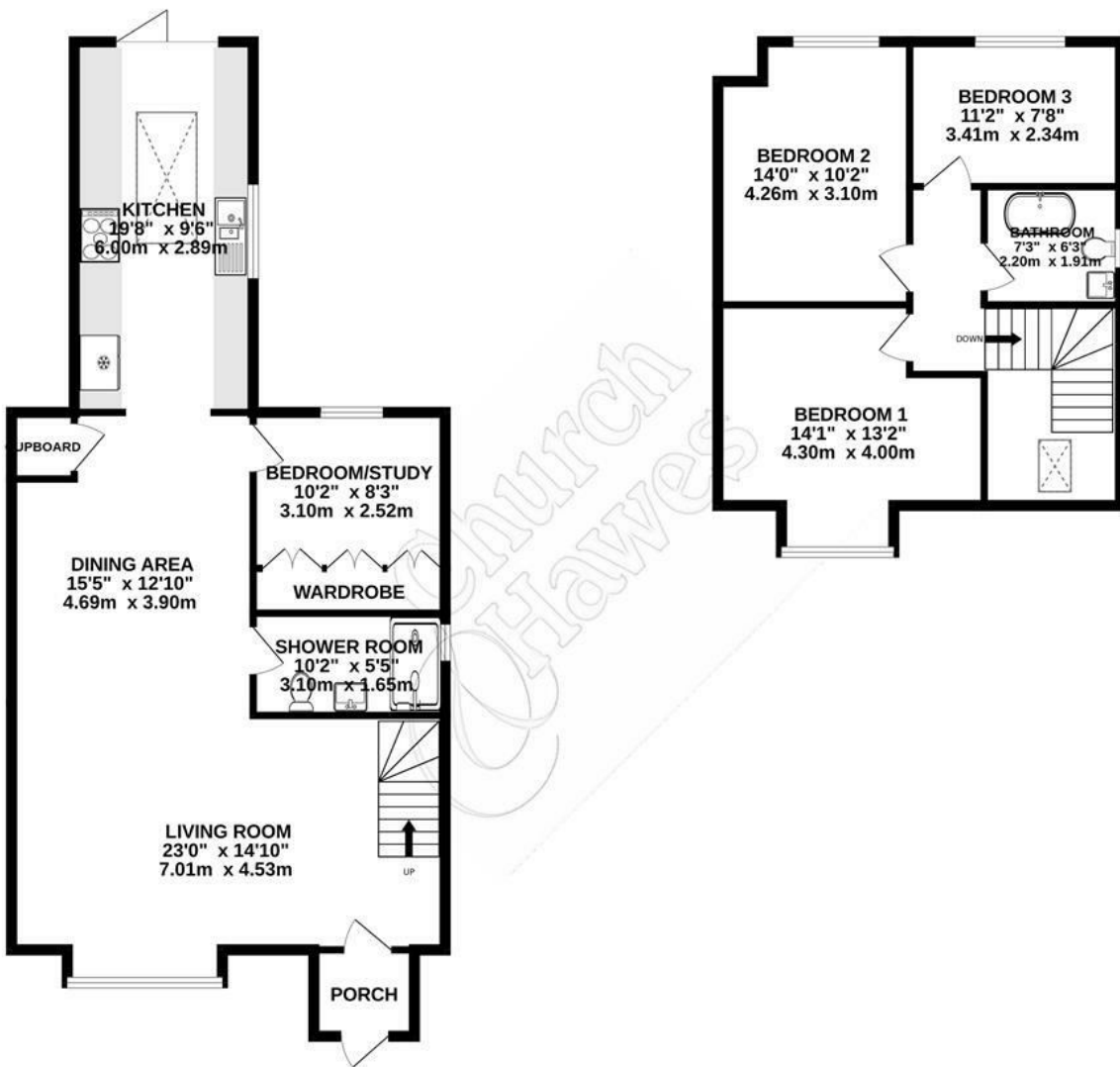
VILLAGE OF ST LAWRENCE:

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.



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.
Made with Metropix ©2024

