



46 Main Road, St. Lawrence , Essex CM0 7NA
Price £325,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN****

Situated in the desirable waterside village of St. Lawrence, within walking distance of the River Blackwater, this detached bungalow offers spacious and well-presented accommodation throughout.

The property features two double bedrooms, a modern shower room, a comfortable living room, and a generously sized kitchen/diner. A bright conservatory overlooks the low-maintenance rear garden, which includes a greenhouse, storage shed, and an impressive timber outbuilding—ideal for use as a home office.

Externally, the property benefits from extensive off-road parking to both the front and side, along with access to a garage fitted with an electric roller door.

Early viewing is highly recommended to avoid disappointment. Energy Rating: D.

ACCOMMODATION COMPRISES:

HALLWAY:

Obscure double glazed entrance door to side, radiator, access to loft space, built in storage cupboard, tiled floor, doors to:

SHOWER ROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising double shower cubicle with sliding glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, wall mounted cabinet.

BEDROOM 1: 11'11 + bay x 11'2 (3.63m + bay x 3.40m)

Double glazed bay window to rear, radiator, built in wardrobe.

BEDROOM 2: 10'5 x 8'8 (3.18m x 2.64m)

Double glazed window to front, radiator.

LIVING ROOM: 15'4 x 11'1 (4.67m x 3.38m)

Double glazed sliding door to conservatory, radiator.

CONSERVATORY/UTILITY: 9'5 x 8'6 (2.87m x 2.59m)

Double glazed windows to side and rear, tiled floor, double glazed door to:

KITCHEN/BREAKFAST ROOM: 18'11 x 10'4 (5.77m x 3.15m)

Double glazed French style doors opening onto rear garden, double glazed window to side, radiator, extensive range of matching wall and base mounted storage units and drawers, quartz work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, built in 4-ring electric hob with extractor over, built in double oven, space for American style fridge/freezer, dishwasher to remain, space and plumbing for washing machine and tumble dryer, part tiled walls, tiled floor.

EXTERIOR:

GARDEN:

Low maintenance courtyard garden which is predominantly paved with planted beds and borders, greenhouse, storage shed and workshop to remain with power and light connected.

FRONTAGE:

Driveway to both the front and side of the bungalow, side access gate to rear garden, access to:

GARAGE:

Electric roller door to front, power and light connected, personal door to rear into workshop.

TENURE & COUNCIL TAX BAND:

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

MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

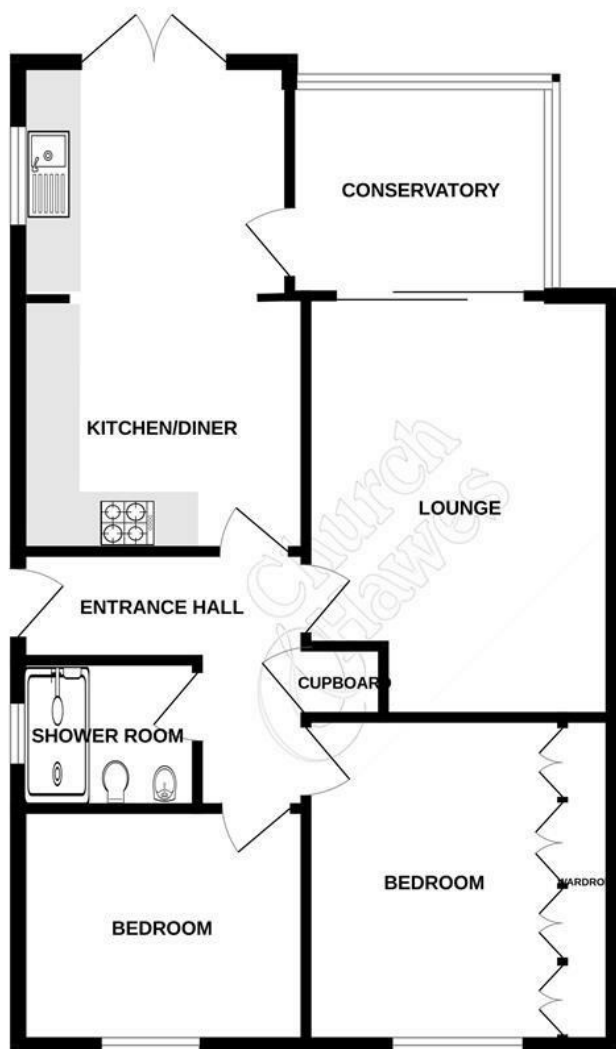
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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



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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