

Main Road, St Lawrence , Essex CM0 7LY

Price £450,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN

Set in the heart of the picturesque waterside village of St Lawrence Bay, this substantially improved and beautifully maintained detached bungalow offers deceptively spacious accommodation in a highly desirable coastal setting.
Ideally positioned within the village, the property is just a short distance from the local store and within easy walking distance of the banks of the River Blackwater, making it perfect for watersports enthusiasts and those seeking peaceful walks along the sea wall.

The accommodation includes a welcoming entrance hall leading to an impressive kitchen/diner and spacious living room, with the living areas also accessible via a separate front entrance porch. A central inner hallway provides access to three generous double bedrooms, a family bathroom and separate shower room.

Externally, the property benefits from attractive side and rear gardens, while the front provides extensive off-road parking via a dual-access shingled driveway, suitable for multiple vehicles. The driveway also provides access to a garage with useful utility room to the rear.

A beautifully presented and versatile bungalow in a sought-after waterside village, offered with no onward chain. Early viewing is strongly advised.
Energy Rating: TBC







ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:
Access to rear garden and utility, door to:

KITCHEN/DINER: 22'9 x 10'4 (6.93m x 3.15m)
Range of storage units and appliances, door to:

LIVING ROOM: 20'8 max x 19'2 max (6.30m max x 5.84m max)
Also accessed via entrance porch at front of bungalow leading to:

INNER LOBBY:
Leading to:

BEDROOM 1: 17'8 max x 10'10 (5.38m max x 3.30m)
Built-in storage cupboard.

BEDROOM 2: 11'11 x 11'1 (3.63m x 3.38m)
Built-in wardrobes

BEDROOM 3: 11'11 x 9'3 (3.63m x 2.82m)

FAMILY BATHROOM:
Three piece white suite comprising panelled bath, wash hand basin and WC.

SHOWER ROOM:
Three piece white suite comprising shower, wash hand basin and WC.

UTILITY: 8'11 x 4'4 (2.72m x 1.32m)
Accessed via entrance hallway at side, space and plumbing for washing machine and tumble dryer.

EXTERIOR:

GARDENS:
Attractive gardens to both side and rear of bungalow with decked seating area and storage shed, side access gate leading to:

FRONTAGE:
Substantial frontage providing extensive off road parking for multiple vehicles via a shingled driveway which can be accessed from both the front and side of the property, vehicle access to:

GARAGE: 15'9 x 8'11 (4.80m x 2.72m)
Up and over door to front, power and light connected.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.
A verification fee payable in advance of £40 per person (including VAT) will apply.
These checks must be completed and successfully verified before we are able to progress with the purchase.
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.

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.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band C.














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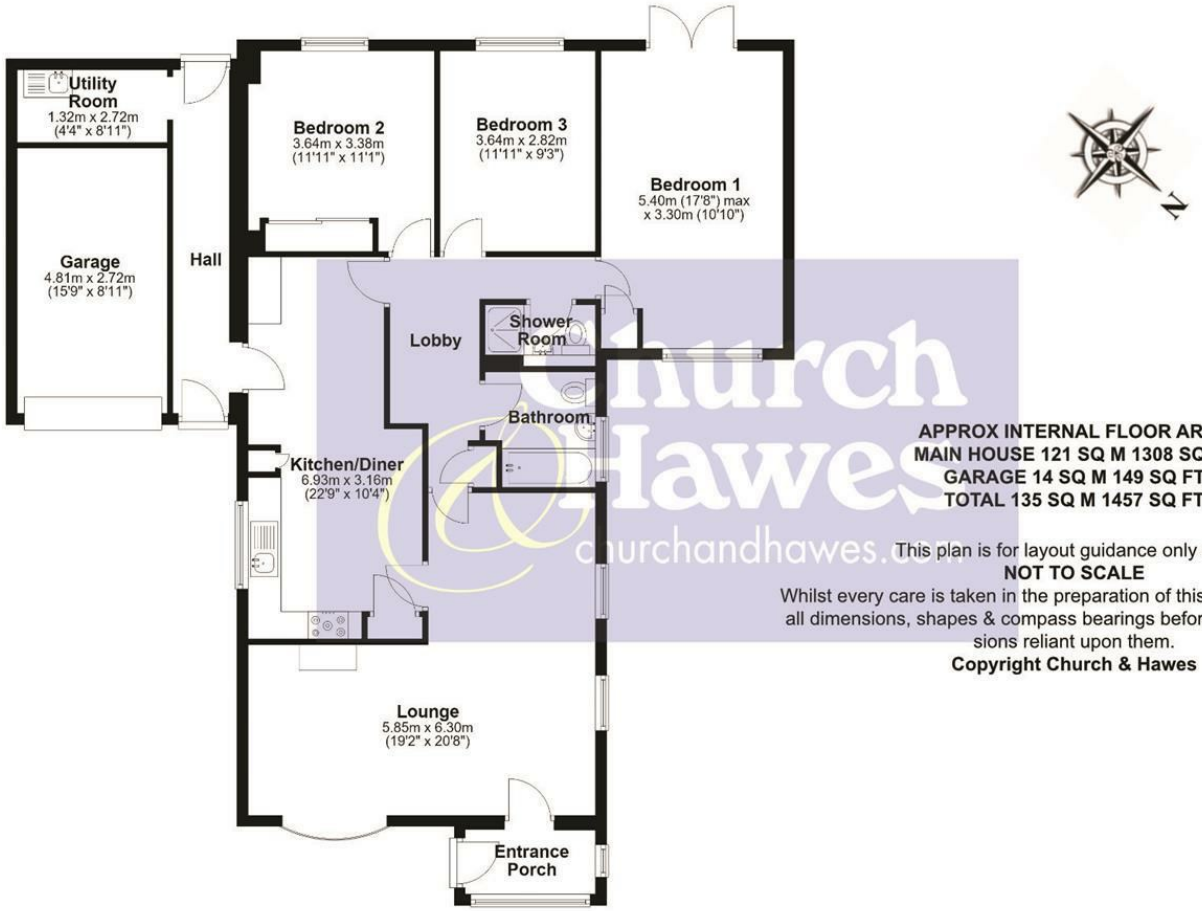
Ground Floor



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 121 SQ M 1308 SQ FT
GARAGE 14 SQ M 149 SQ FT
TOTAL 135 SQ M 1457 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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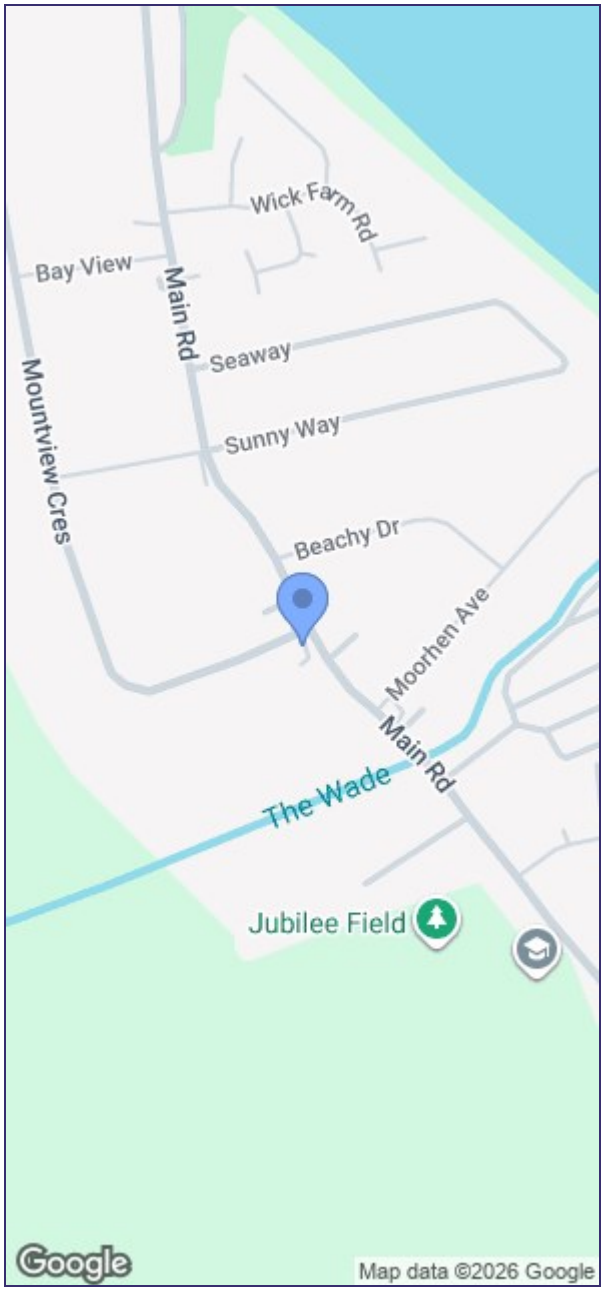
















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