

# Paul Mason Associates



Sea View Promenade, St. Lawrence, CM0 7NE  
£675,000

- Picturesque Views Over The River Blackwater
- Three Bedroom Detached House
- Spacious Accommodation Throughout
- Garage and Driveway Parking for Numerous Vehicles
- Bedroom One with En-Suite
- Utility Room
- Kitchen/Breakfast Room
- Lounge/Kitchen/Dining Room with Balcony Overlooking The River
- Lift Between Floors
- EPC - C

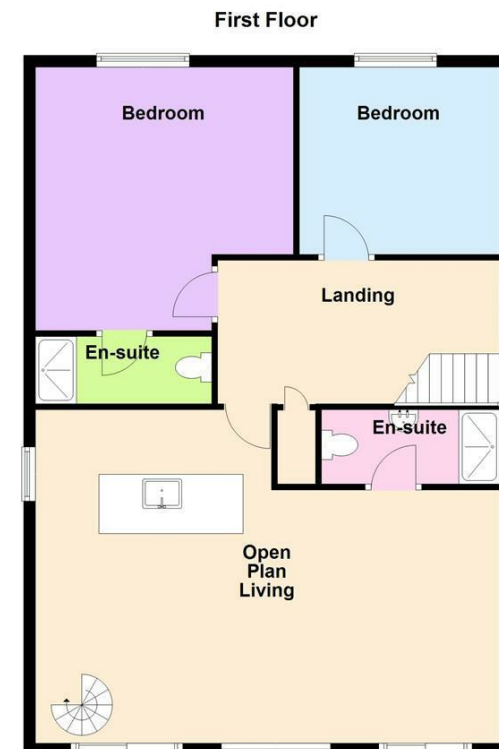
Situated in the waterside village of St. Lawrence, Southminster, this delightful three-bedroom detached house offers a perfect blend of comfort and scenic beauty. Located on the picturesque Sea View Promenade, the property boasts stunning river views that can be enjoyed from the feature balcony, making it an ideal spot for relaxation and entertaining.

The ground floor commences with an entrance lobby providing access to a kitchen/breakfast room, lounge/dining room, utility room, bedroom three and a bathroom suite as well as the benefit of a conservatory to the rear overlooking the garden. The property features two generously sized bedrooms to the first floor, a shower room plus bedroom one benefitting from an en-suite and the attractive lounge/kitchen/dining room with doors opening to the balcony.

External driveway includes further parking.

. To view is a river

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(81-91) A
(69-80) C			(69-80) B
(55-68) D			(55-68) C
(39-54) E			(39-54) D
(21-38) F			(21-38) E
(1-20) G			(1-20) F
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

3.41m x 2.70m (11'2" x 8'10")

#### Kitchen/Breakfast Room

5.94m x 3.19m (19'5" x 10'5")

#### Utility Room

3.60m x 2.19m (11'9" x 7'2" )

#### Conservatory

6.16m x 2.74m (20'2" x 8'11")

#### Bedroom Three

3.66m x 2.97m (12'0" x 9'8")

#### Bathroom

#### Lounge/Dining Room

5.55m x 4.65m (18'2" x 15'3")

#### Inner Hallway

### FIRST FLOOR

#### Landing

#### Lounge/Dining Area with Kitchen

8.21m x 5.71m (26'11" x 18'8")

#### Balcony

8.21m width (26'11" width)

#### Bedroom One

4.33m x 4.32m (14'2" x 14'2")

#### En-Suite

#### Bedroom Two

3.80m x 3.35m (12'5" x 10'11")

#### Shower Room

### EXTERIOR

#### Rear Garden

#### Garage

#### Frontage/Driveway

#### Front Garden

#### Property Services

Heating - Oil Central Heating

Gas - The kitchen hob is gas

Electric - Mains

Water - Mains

Drainage - Mains

The property also benefits from solar panels

Local Authority - Maldon District

Council - Tax Band F

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Important Notices

We wish to inform all prospective

purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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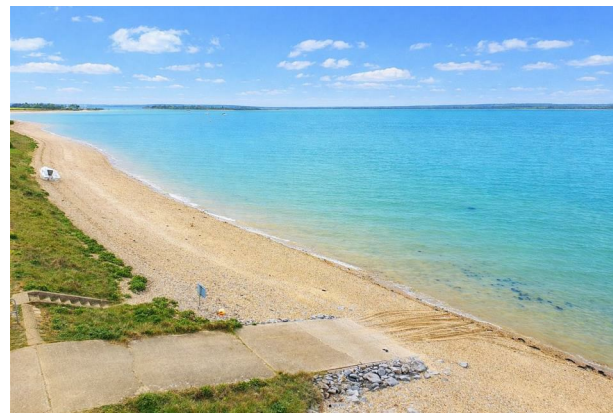
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