



Mountview Crescent, St. Lawrence , Essex CM0 7NR
Guide price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £350,000 TO £375,000** **NO ONWARD CHAIN**** Set within walking distance of the banks of the River Blackwater in the ever sought after waterside village of St Lawrence Bay, is this detached bungalow offering a stunning landscaped 118' rear garden overlooking picturesque Essex countryside. The property does require an element of improvement and modernisation throughout, however offers great potential to any discerning purchaser with deceptive and substantial living accommodation comprising an entrance hall leading to a cloakroom, open plan living & dining room, kitchen, four piece family bathroom, utility room and two/three double bedrooms. Externally, the property enjoys the aforementioned stunning 118' rear garden with shed and green house to remain while extensive off road parking is on offer to the front with an in and out driveway providing access to a garage with home office at it's rear. The property and village in which it is located sit an approx. 5 minute drive from Southminster where further amenities can be found including a railway station with direct links into London Liverpool Street. An early viewing is strongly advised to avoid missing out. In the village itself are two public houses, restaurant, village shop with post office and Stone Sailing Club. An early viewing is strongly advised to avoid the disappointment of missing out. Energy Rating F.



ACCOMMODATION COMPRISES:**PORCH:**

Double glazed sliding doors to front, tiled floor, obscure glazed door to:

HALLWAY:

Obscure glazed door and window to front, leading to:

CLOAKROOM:

Obscure double glazed window to side, electric radiator, 2 piece white suite comprising low level wc and wall mounted wash hand basin with tiled splashback.

DINING AREA: 9'10 x 9'9 (3.00m x 2.97m)

Double glazed window to side, open plan to:

LIVING ROOM: 16'11 + bay x 13'7 (5.16m + bay x 4.14m)

Full height double glazed bay window to front, double glazed window to side, tiled fireplace, wall mounted air-conditioning/heater unit, door to:

INNER HALLWAY:

Electric radiator, access to loft space, airing cupboard housing hot water cylinder, doors to:

KITCHEN: 9'10 x 9'3 (3.00m x 2.82m)

Obscure double glazed entrance door to side, double glazed window to side, extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring induction hob with extractor over, built in eye level double oven and microwave, integrated fridge and dishwasher, tiled walls and floor, inset downlights.

BEDROOM: 13'11 x 10'4 (4.24m x 3.15m)

Double glazed window to side, electric radiator, built in sliding door wardrobe.

BATHROOM:

Obscure double glazed window to side, heated towel rail, 4 piece suite comprising panelled bath with shower over, pedestal wash hand basin, concealed cistern WC and bidet, tiled walls, wall mounted cabinet, plumbing for washing machine.

UTILITY: 10'4 x 4'9 (3.15m x 1.45m)

Space and plumbing for washing machine, tumble dryer and fridge/freezer, shelving and storage recess.

BEDROOM: 11'4 > 9'10 x 8'2 (3.45m > 3.00m x 2.49m)

Full height double glazed window to rear, electric radiator.

BEDROOM/SITTING ROOM: 14'10 x 11'3 (4.52m x 3.43m)

Double glazed sliding doors opening onto rear garden, electric radiator, built in bar area.

EXTERIOR:**REAR GARDEN: approx 118' (approx 35.97m)**

Commencing with a paved patio seating area leading down to remainder which is predominantly laid to lawn with planted borders, timber storage shed and greenhouse to remain, access into:

OFFICE:

Converted from part of the garage, leading to:

GARAGE:

Up and over door to front, power and light connected, accessed via:

FRONTAGE:

In and out driveway providing extensive off road parking and access to the rear garden.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and Tax Band D.

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.

MONEY LAUNDERING & REFERRALS:

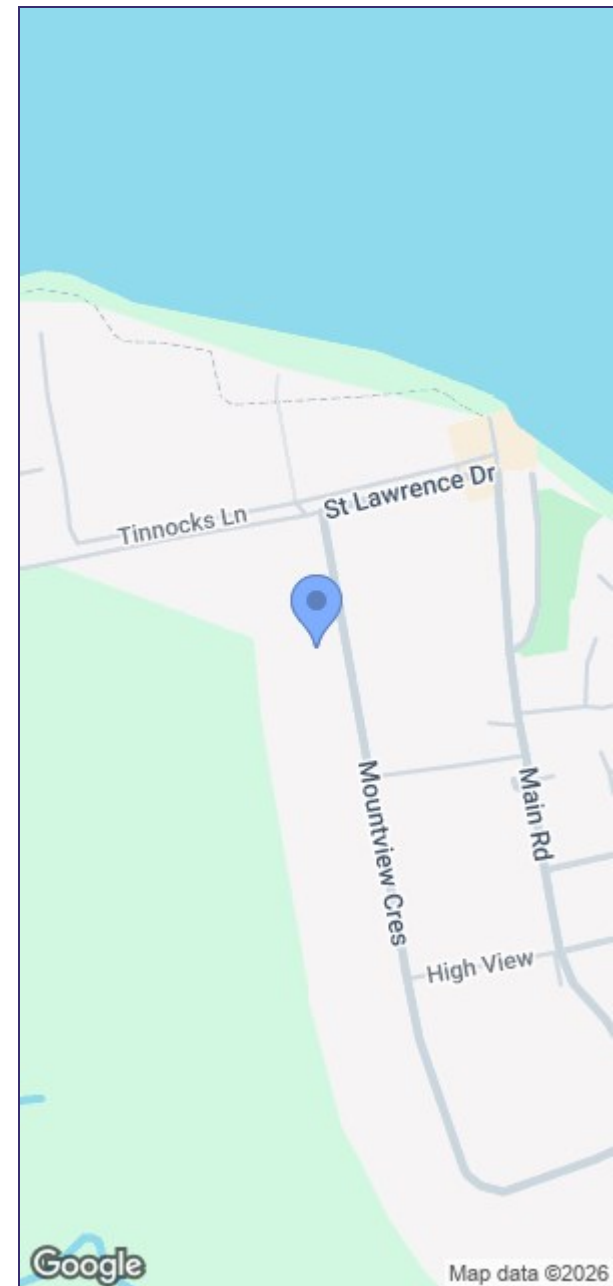
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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.





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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