

Paul Mason
Associates



Anchorage View, St. Lawrence, Southminster, CM0 7JH

£315,000

- Four Bedroom House
- En-Suite to Bedroom One
- Open Plan Lounge/Kitching/Dining Room
- Ground Floor Cloakroom
- First Floor Family Bathroom
- Secluded Rear Garden
- Waterside Village Location
- Single Garage
- Off Road Parking for Numerous Vehicles
- EPC - TBC

Located in the waterside village of St Lawrence with a vibrant community atmosphere is this four bedroom house. With the accommodation split over three floors, the property offers privacy for each resident, with the benefit of an open plan lounge/Kitching/dining room to the ground floor for evenings spent together, or hosting guests. The ground floor also has the convenience of a cloakroom.

The first floor commences with a landing which provides access to three bedrooms, a family bathroom suite and stairs to the second floor where you'll find the first bedroom with an en-suite shower room.

Externally the property is set back from the road with a generously sized block paved driveway. There is additional parking on the driveway to the side of the property with access to the single garage.

St Lawrence is located on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90's and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.



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

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Open Plan Lounge/Kitchen/Dining Room

7.4m m x 4.7m (24'3" m x 15'5")

Snug

2.5m x 2.4m (8'2" x 7'10")

FIRST FLOOR

Landing

Family Bathroom

Bedroom Two

3.8m x 2.8m (12'5" x 9'2")

Bedroom Three

3.5m x 2.8m (11'5" x 9'2")

Bedroom Four

2.5m x 1.9m (8'2" x 6'2")

SECOND FLOOR

Bedroom One

3.5m x 3.0m (11'5" x 9'10")

En-Suite

EXTERIOR

Rear Garden

Frontage/Block Paved Driveway

Driveway to Side

Single Garage

Property Services

Gas - LPG

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

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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