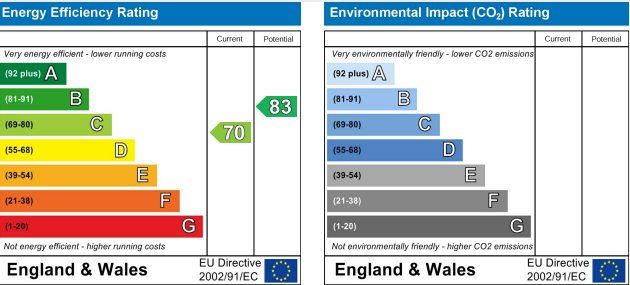


Paul Mason Associates



Anchorage View, St. Lawrence, CM0 7JH
Guide price £375,000

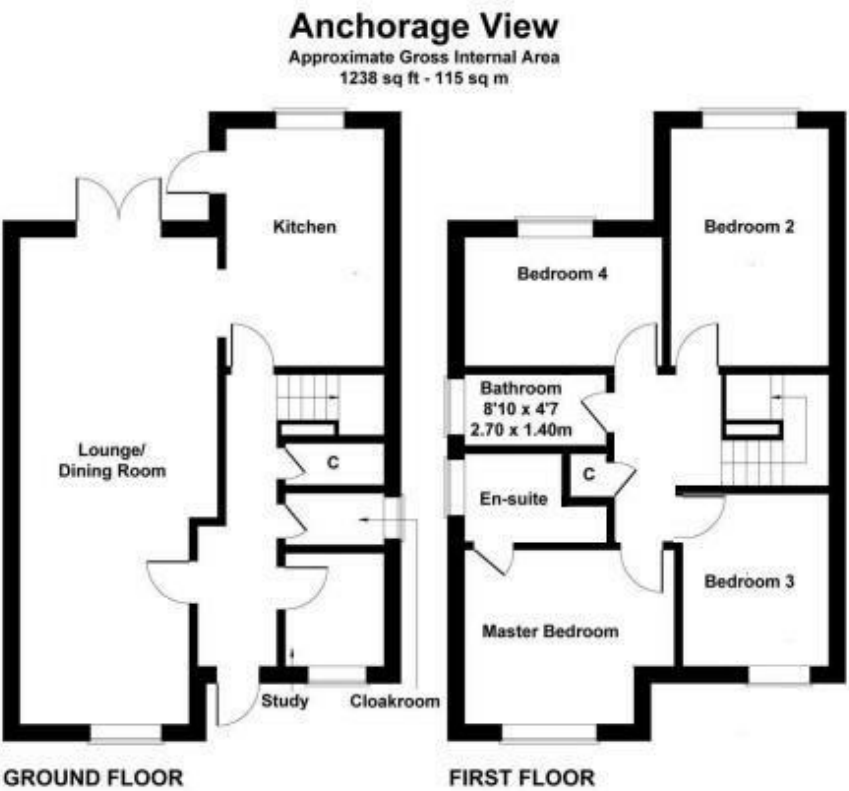
- Detached House with Four Double Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Large Lounge/Dining Room With BI-Folds Leading To Rear Garden
- Two Reception Rooms
- Cloakroom
- Riverside Views from Bedroom One
- Re-fitted En-Suite To Bedroom One
- Driveway & Single Garage
- South Facing Rear Garden
- EPC - C



****NO ONWARD CHAIN****A very well presented four bedroom detached house situated within a stones throw of the river Blackwater. The accommodation comprises a hallway, re-fitted open kitchen/breakfast room, a generous lounge/dining room with bi-folds leading to the rear garden, study and cloakroom. On the first floor, there is a landing with access to the family bathroom and four double bedrooms with the master bedroom benefiting from a re-fitted en-suite and Riverside views.

Externally there is a driveway with parking for two/three vehicles to the front of the property as well as a single garage with an electric up and over door and pedestrian door leading to the rear garden. The south facing garden commences a decked seating area with the remainder laid to lawn with various flowers and shrubs. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

The property is located in the village of St Lawrence. The village is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, with two public houses within the village, water sports club, Indian restaurant, shop and post office.



Accommodation

GROUND FLOOR

Hallway

5.0m x 1.5m (16'4" x 4'11")

Study

2.0m x 1.8m (6'6" x 5'10")

Lounge/Dining Room

8.6m x 3.5m (28'2" x 11'5")

Kitchen

4.2m x 4.8m (13'9" x 15'8")

Cloakroom

1.8m x 1.0m (5'10" x 3'3")

FIRST FLOOR

Landing

Bedroom One

3.9m x 3.7m (12'9" x 12'1")

En-Suite

2.0m x 1.8m (6'6" x 5'10")

Bedroom Two

4.1m x 2.9m (13'5" x 9'6")

Bedroom Three

3.2m x 2.8m (10'5" x 9'2")

Bedroom Four

3.4m x 1.8m (11'1" x 5'10")

Family Bathroom

2.7m x 1.4m (8'10" x 4'7")

EXTERIOR

Rear Garden

Frontage

Garage

Property Services

Gas - LPG Gas

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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