

Paul Mason Associates



The Plovers, St. Lawrence, Essex, CM0 7PE  
Guide price £325,000

- Detached Bungalow
- Spacious Accommodation Throughout
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- En Suite To Bedroom One
- Secluded Rear Garden
- Detached Garage
- Block Paved Driveway
- Lounge/Dining Room
- EPC- E

**\*\*GUIDE PRICE £325,000 - £350,000 \*\*** This spacious, well-presented two bedroom bungalow is situated in a semi-rural waterside village location. The accommodation commences an entrance porch leading through to the hallway providing access to bedroom one with a feature bay window, fitted wardrobes and matching dressing table as well and a three piece en-suite, a second bedroom, lounge/dining room which includes a feature fireplace and doors to the conservatory, a re-fitted kitchen and fitted bathroom suite.

Externally the property benefits from a block paved driveway to the front providing off road parking and access to the detached garage and rear garden which is mostly laid to lawn with a raised flower bed and paved seating area under a pergola.

Located in the village of St Lawrence 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>85</b>		<b>68</b>
	<b>42</b>		<b>39</b>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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## Distances

Southminster Railway Station - 5.6 miles

Burnham on Crouch - 8.1 miles

Maldon Town Centre - 11.6 miles

London Southend Airport - 26.1 miles

(All mileages are approximate)

## ACCOMMODATION

### Entrance Porch

### Entrance Hall

### Lounge / Dining Room

5.3m x 4.3m (17'4" x 14'1")

### Conservatory

3.4m x 2.7m (11'1" x 8'10")

### Kitchen

2.83m x 2.66m (9'3" x 8'8")

### Master Bedroom

3.9m x 3.8m (12'9" x 12'5")

### En-Suite

### Bedroom Two

2.9m x 2.4m (9'6" x 7'10")

### Family Bathroom

## EXTERIOR

### Front

### Rear Garden

### Single Garage

## Services

Electric heaters, mains water and drainage

## Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

## 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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