



Mountview Crescent, St. Lawrence , Essex CM0 7NR
Guide price £500,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****GUIDE PRICE £500,000 - £525,000 WITH NO ONWARD CHAIN**** Positioned in the heart of the waterside village of St Lawrence within walking distance of its own stretch of beach and banks of the River Blackwater is this substantial four/five bedroom detached family home, which has been extended, stylishly improved and wonderfully maintained to the highest order by the current owners.

Living accommodation commences on the ground floor with a light and airy entrance hall accessed from the side leading to a cloakroom, reception room/double bedroom, living room and simply stunning open plan kitchen/dining/family room overlooking the picturesque rear garden with integrated appliances and adjoining pantry cupboard and utility room. The first floor then offers four well proportioned double bedrooms, two of which are served by two separate bathrooms and the principal bedroom with stunning countryside views to the rear and an adjacent en-suite shower room.

Externally, the property enjoys extensive off road parking and access to an integral garage to the front of the property while the wonderful rear offers a landscaped 118' garden with generously sized decked seating terrace and impressively sized log cabin, all of which back on to stunning open farmland.

The property benefits from being a short walk to the water. With reinforced sea defences the village is protected from flooding and provides a footpath along the riverbank allowing for tranquil coastal walks. 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 also conveniently located within 5 miles of Southminster, which offers a railway station with direct links into London as well as other amenities.

An early viewing is strongly advised to fully appreciate the size and impressive standard of living accommodation, both inside and out that this property has to offer



GROUND FLOOR:

ENTRANCE HALL:

Light and airy, accessed from the side.

CLOAKROOM:

Conveniently located for guests.

RECEPTION ROOM/DOUBLE BEDROOM: 19'8" x 21'7" (6 x 6.6)

Versatile space suitable for various uses.

LIVING ROOM: 17'0" x 16'0" (5.2 x 4.9)

Living Room: Spacious area for family gatherings.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM: 29'6" x 12'1" (9 x 3.7)

Overlooks the picturesque rear garden, featuring integrated appliances, an adjoining pantry cupboard, and a utility room.

FIRST FLOOR:

LANDING:

Access to bedrooms and both bathrooms.

FOUR DOUBLE BEDROOMS:

Well proportioned, with the principal bedroom offering stunning countryside views to the rear.

EN-SUITE SHOWER ROOM:

Adjacent to the principal bedroom.

TWO SEPARATE BATHROOMS:

Serving the other bedrooms.

EXTERIOR:

OFF ROAD PARKING:

Extensive space available.

INTEGRAL GARAGE:

Accessed from the front of the property.

LANDSCAPED 118' REAR GARDEN:

Features a generously sized decked seating terrace and an impressively sized log cabin, all backing onto stunning open farmland.

VILLAGE & LOCATION HIGHLIGHTS:

St Lawrence is a picturesque village located on the Blackwater Estuary in Essex. The village is protected from flooding by reinforced sea defences, providing a footpath along the riverbank for tranquil coastal walks. The area is popular for water sports, with the Stone Sailing Club situated on the River Blackwater. Additional amenities include a shop with a post office, two public houses, and a restaurant. The village is conveniently located within 5 miles of Southminster, which offers a mainline railway station with direct links into London as well as further amenities.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band TBC.

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.









