

Paul Mason Associates



Moorhen Avenue, St. Lawrence, Essex, CM0 7LT

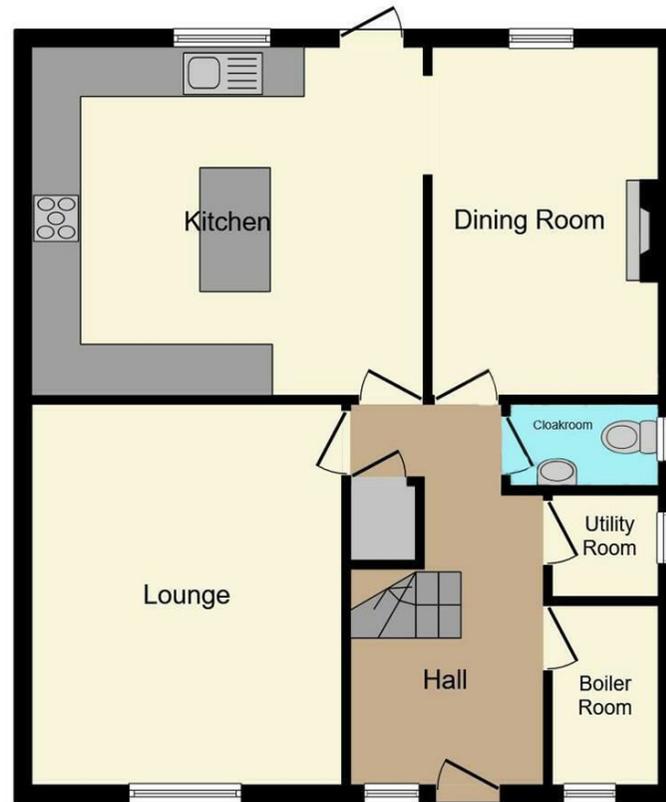
Guide price £525,000

- Detached Family Home
- Spacious Accommodation Throughout
- Two Reception Rooms
- Re-Fitted Kitchen/Breakfast Room
- Utility Room & Boot Room
- Four Double Bedrooms
- Re-Fitted Family Bathroom
- Secluded Garden
- Numerous Off-Road Parking
- EPC - C

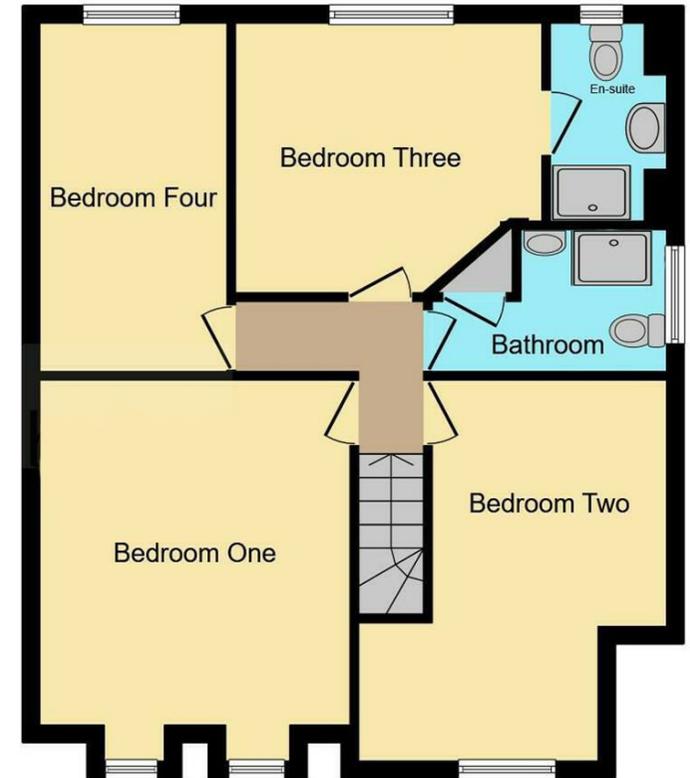
****GUIDE PRICE £525,000-£550,000**** This spacious well presented four bedroom detached property is located in a pleasant private no through road in the village of St Lawrence. The village is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, with two public houses within the village, water sports club, shop and post office.

The accommodation comprises a generous entrance hall, lounge, recently re-fitted kitchen/breakfast room, dining room, boot room, utility room and a cloakroom. On the first floor there is bedroom one with a fitted en-suite, three further double bedrooms along with a re-fitted family bathroom to the first floor.

Externally there is an extensive driveway with parking for numerous vehicles to the front of the property. The rear garden is mostly laid to lawn with various trees and a paved patio seating/entertainment area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Ground Floor



First Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	69		79
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.8m x 2.9m (19'0" x 9'6")

Part glazed entrance door to front. Double glazed window to front. Coved ceiling. Stairs to first floor. Under stairs storage cupboard. Tiled flooring. Radiator.

Boot Room

2.5m x 2.3m (8'2" x 7'6")

Double glazed window to front. Coved ceiling. Space for tumble dryer and fridge-freezer. Tiled flooring. Radiator.

Utility Room

1.7m x 1.5m (5'6" x 4'11")

Obscure double glazed window to side. White units fitted to eye and base level with stone effect work surfaces and inset sink with drainer. Tiled splashbacks. Space for washing machine. Coved ceiling. Tiled flooring. Radiator.

Cloakroom

2.3m x 1.2m (7'6" x 3'11")

Obscure double glazed window to side. Two piece suite comprising concealed WC and vanity wash hand basin. Tiled splashbacks. Coved ceiling. Inset spotlights. Heated towel rail. Tiled flooring.

Kitchen/Breakfast Room

5.2m x 5.2m (17'0" x 17'0")

Double glazed window to rear. Part glazed door leading to rear

garden. Newly fitted grey kitchen units to eye and base level with wood effect work surfaces with inset 1 1/2 sink and drainer. Tiled splashbacks. Five ring induction hob with extractor hood over. Intergrated dishwasher, double electric oven and microwave. Space for American fridge-freezer. Large matching breakfast bar. Coved ceiling. Inset spotlights. Tile effect flooring. Radiator.

Dining Room

5.2m x 3.2m (17'0" x 10'5")

Double glazed window to rear. Coved ceiling. Cast iron open fireplace. Tiled flooring. Radiator.

Lounge

5.4m x 3.8m (17'8" x 12'5")

Three double glazed windows to front. Coved ceiling. Feature log burner. Wood effect flooring. Radiator.

FIRST FLOOR

Landing

Stairs to ground floor. Coved ceiling. Doors to :-

Bedroom One

4.0m x 3.2m (13'1" x 10'5")

Double glazed window to rear. Coved ceiling. Radiator. Door to :-

En-Suite

Obscure double glazed window to rear. Three piece suite comprising

shower cubicle, concealed WX and vanity wash hand basin. Coved ceiling. Inset spotlights. Heated towel rail. Wooden flooring.

Bedroom Two

4.7m x 4.0m (15'5" x 13'1")

Two double glazed windows to front. Coved ceiling. Radiator.

Bedroom Three

5.6m x 3.4m (18'4" x 11'1")

Double glazed window to front. Coved ceiling. Storage cupboard. Radiator.

Bedroom Four

4.4m x 3.2m (14'5" x 10'5")

Double glazed window to rear. Coved ceiling. Radiator.

Family Bathroom

Obscure double glazed window to side. Recently refitted three piece suite comprising walk in shower cubicle, low level WC and vanity wash hand basin. Coved ceiling. Inset spotlights. Access to loft space via hatch. Storage cupboard. Fully tiled walls. Herringbone flooring. Heated chrome towel rail.

EXTERIOR

Rear Garden

Large paved patio seating area with the remainder laid to lawn. Raised flower beds with a variety of flowers and shrubs. Two large

timber sheds. Access to frontage via side gate. Outside tap. Outside lighting.

Frontage

Double iron gates to shingle driveway providing off road parking for numerous vehicles. Access to rear garden via side gate. Outside lighting.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil 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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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