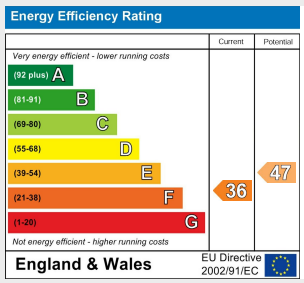
Paul Mason Associates

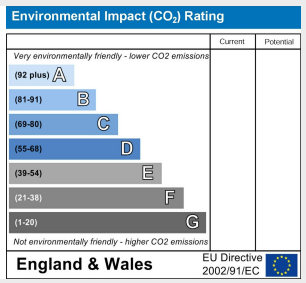


Bradwell Road, St. Lawrence, CM0 7LW

Guide price £650,000

- Characterful Cottage
- Three Double Bedrooms
- Driveway Parking for Numerous Vehicles
- Well-Presented Throughout
- Riverside Views
- Generous Kitchen/Dining Room
- First Floor Bathroom
- Multiple Room Summerhouse
- Large Rear Garden (Approx. 0.6 Acres)
- EPC - TBC





This beautiful, well-presented character cottage is located in the waterside village of St Lawrence and boasts views over the river and surrounding farmland. The property is set back from the road with a generous driveway providing ample parking for numerous vehicles. The accommodation begins with an entrance hall which provides access to bedroom three, the staircase to the first floor landing and through to the lounge which benefits from a feature fireplace and access to the cloakroom/utility room and the dining room which opens to the kitchen which allows plenty of natural light through the three dual aspect windows, and to the rear is a conservatory. The first floor landing has doors to the bathroom suite and two double bedrooms. The generously sized rear garden (approx. 0.6 acres) commences a shingle seating area with the remainder laid to lawn with a variety of flowers, trees and shrubs as well as an impressive summer house which consists of a bedroom, lounge, kitchen and bathroom. Viewing comes highly recommended to appreciate the property on offer.

St Lawrence is a waterside village 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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
2.0m x 2.0m (6'6" x 6'6")

Bedroom Three
3.3m x 3.3m (10'9" x 10'9")

Lounge
5.4m x 4.3m (17'8" x 14'1")

Utility Room
2.3m x 1.3m (7'6" x 4'3")

Cloakroom
1.2m x 1.2m (3'11" x 3'11")

Kitchen/Dining Room
7.2m x 3.4m (23'7" x 11'1")

Conservatory
4.8m x 3.5m (15'8" x 11'5")

FIRST FLOOR

Landing
2.2m x 1.9m (7'2" x 6'2")

Bedroom One
3.6m x 3.6m (11'9" x 11'9")

Bedroom Two
3.7m x 3.3m (12'1" x 10'9")

Bathroom
2.6m x 2.0m (8'6" x 6'6")

EXTERIOR

Multi-Room Summerhouse

Lounge
3.7m x 3.4m (12'1" x 11'1")

Kitchen
2.2m x 2.2m (7'2" x 7'2")

Bedroom
5.3m x 3.9m (17'4" x 12'9")

Bathroom
2.0m x 1.5m (6'6" x 4'11")

Rear Garden

Frontage

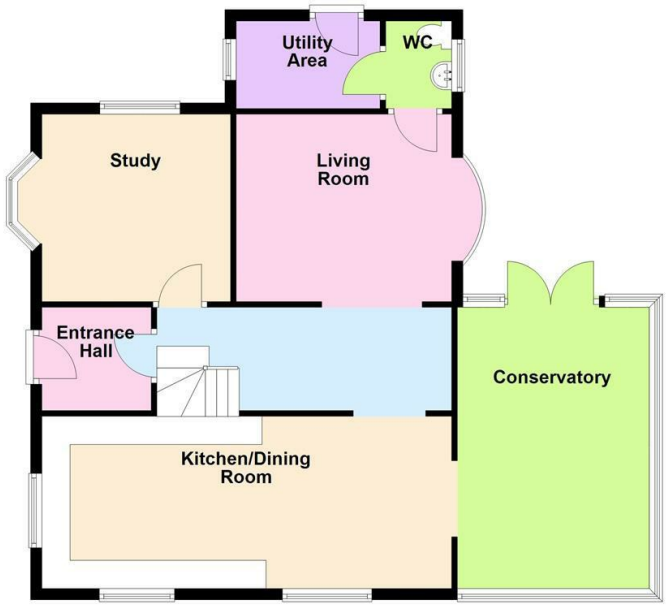
Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Septic Tank
Heating - Oil Central Heating
Local Authority - Maldon District Council

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.

Ground Floor



First Floor



Produced by PTEPC Limited. Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

















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The Property Ombudsman SALES

OFT Approved code

















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