



Anchorage View, St. Lawrence , Essex CM0 7JH
Guide price £280,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****Guide Price £280,000 - £300,000**** A Well-Presented Three-Bedroom Home in the Desirable Riverside Village of St. Lawrence

This beautifully maintained three-bedroom mid-terraced home is situated in the highly sought-after riverside village of St. Lawrence, offering spacious and versatile accommodation arranged over two floors. Upon entering the property, you are welcomed by a cloakroom, ideal for guests and everyday convenience. To the left, a door opens into a generous living/dining room, flooded with natural light thanks to French doors that open directly onto the rear garden—perfect for indoor-outdoor living and entertaining. At the rear of the home, the well-appointed kitchen features a range of integrated appliances and offers direct access to the garden via a side door, making it both functional and stylish.

Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary bedroom with en-suite shower room. The remaining two bedrooms are served by a modern family bathroom.

Outside, the property benefits from a low-maintenance frontage, while the west-facing rear garden enjoys afternoon and evening sun beginning with a patio seating area, ideal for alfresco dining, and continues to a lawn with path leading to a rear gate providing pedestrian access, as well as access to the allocated parking space and a garage located in a block at the rear.

An early viewing is strongly advised to avoid disappointment. Energy Rating D.



FIRST FLOOR:

LANDING:

Built in storage cupboard, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 10'10 x 9'2 (3.30m x 2.79m)

Double glazed window to front, radiator, built in wardrobe, door to:-

EN-SUITE:

Radiator, three piece white suite comprising fully tiled shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, wood effect flooring, wall mounted cabinet, extractor fan.

BEDROOM TWO: 12'7 x 8'6 (3.84m x 2.59m)

Double glazed window to rear, radiator.

BEDROOM THREE: 10'10 x 8'1 (3.30m x 2.46m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, radiator, three piece white suite comprising panelled bath with mixer tap, pedestal wash hand basin and close coupled WC, part tiled walls, wood effect flooring, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure glazed composite entrance door to front, radiator, built in storage cupboard, staircase to first floor, wood effect flooring, doors to:-

CLOAKROOM:

Obscure double glazed window to front, radiator, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, wood effect flooring.

LIVING/DINING ROOM: 19'3 x 10'10 (5.87m x 3.30m)

Dual aspect room with double glazed window to front and double glazed French style doors opening on to rear garden, radiator, wood effect flooring.

KITCHEN: 12'7 x 8'6 (3.84m x 2.59m)

Double glazed window to rear, double glazed entrance door to side opening on to rear garden, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor over and oven below, space and plumbing for fridge/freezer, washing machine and dishwasher, matching wall mounted cupboard housing gas fired 'combi' boiler, part tiled walls, tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with path to one side leading to rear access gate which opens to:-

REAR ACCESS/PARKING:

Parking space for one vehicle in front of:-

GARAGE:

Located in a block positioned at rear of property with up and over door, power and light connected.

FRONTAGE:

Small low maintenance frontage which is partially shingled with path leading to front entrance door into property.

TENURE & COUNCIL TAX:

The property is being sold freehold and is council tax band C.

We are advised by the Vendor that there is a Development Management Charge payable of £100 p.a.

VILLAGE OF ST LAWRENCE:

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating

enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.

MONEY LAUNDERING REGULATIONS & 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.

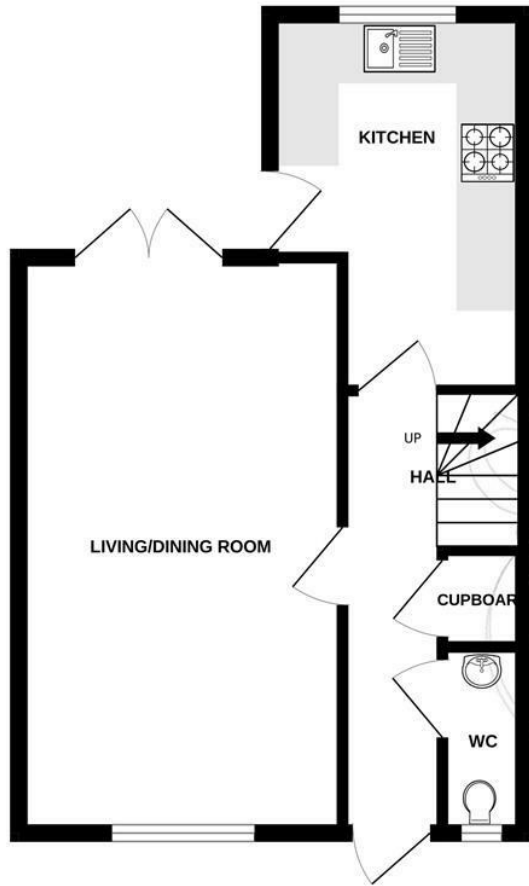
AGENTS NOTES:

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.

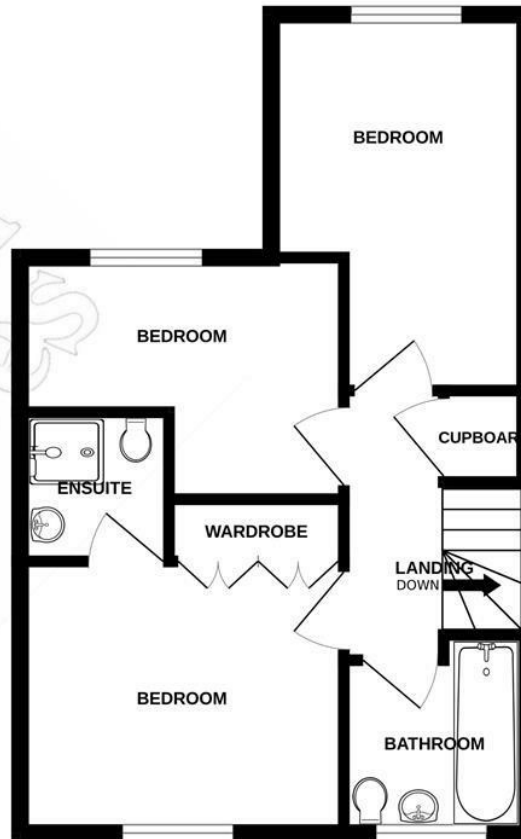




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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