

Paul Mason Associates



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

Guide price £500,000



## 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.



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