



**Church
Hawes**
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Anchorage View, St Lawrence , CM0 7JH
Guide price £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****Guide Price £400,000 - £415,000**** Positioned towards the end of one of St Lawrence Bay's most sought-after modern developments, this beautifully enhanced and impeccably presented four-bedroom detached residence offers an exceptional blend of style, space and family living, all within this desirable waterside setting.

Constructed in the mid-2000s and thoughtfully upgraded by the current owners, the property provides deceptively spacious accommodation extending across two floors. The welcoming entrance hall sets the tone, leading to a cloakroom, elegant dual-aspect dining room and a stunning contemporary kitchen, comprehensively refitted and finished with integrated appliances. To the rear, the generous dual-aspect sitting room enjoys excellent natural light and offers an ideal space for both everyday living and entertaining.

The first floor centres around a spacious landing and presents four well-proportioned double bedrooms. The principal suite benefits from a stylish ensuite shower room, while the remaining bedrooms are served by an impressive refitted family bathroom finished to a high standard.

Externally, the property continues to impress with a beautifully landscaped rear garden, thoughtfully designed to provide a vibrant and colourful outdoor retreat throughout the seasons. To the side, a private driveway provides off-road parking and access to the larger-than-average 1.5 length garage.

A home of notable quality and presentation throughout, early viewing is highly recommended to fully appreciate the standard of accommodation and enhancements on offer.

St Lawrence Bay offers an idyllic coastal lifestyle, with scenic walks leading into the heart of the Dengie Peninsula where the Blackwater Estuary meets the North Sea. Renowned for its sailing heritage, the area provides excellent boating, watersports and leisure opportunities, all set within a peaceful waterside setting. Energy Rating: D.



FIRST FLOOR:**LANDING:****MASTER BEDROOM: 11'2 x 10'11 (3.40m x 3.33m)****EN-SUITE:****BEDROOM 2: 17' x 9'4 (5.18m x 2.84m)****BEDROOM 3: 10'11 x 9' (3.33m x 2.74m)****BEDROOM 4: 10'5 x 8'1 (3.18m x 2.46m)****FAMILY BATHROOM:****GROUND FLOOR:****ENTRANCE HALLWAY:****CLOAKROOM:****KITCHEN: 10'5 x 8'1 (3.18m x 2.46m)****LIVING ROOM: 15'5 x 10'11 (4.70m x 3.33m)****DINING ROOM: 10'11 x 8'3 (3.33m x 2.51m)****EXTERIOR:****GARAGE 18'7 x 9'4 (5.66m x 2.84m)****FRONTAGE:****REAR GARDEN:****TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band E. There is a management fee applicable for this property of £118 p.a

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. 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.

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.



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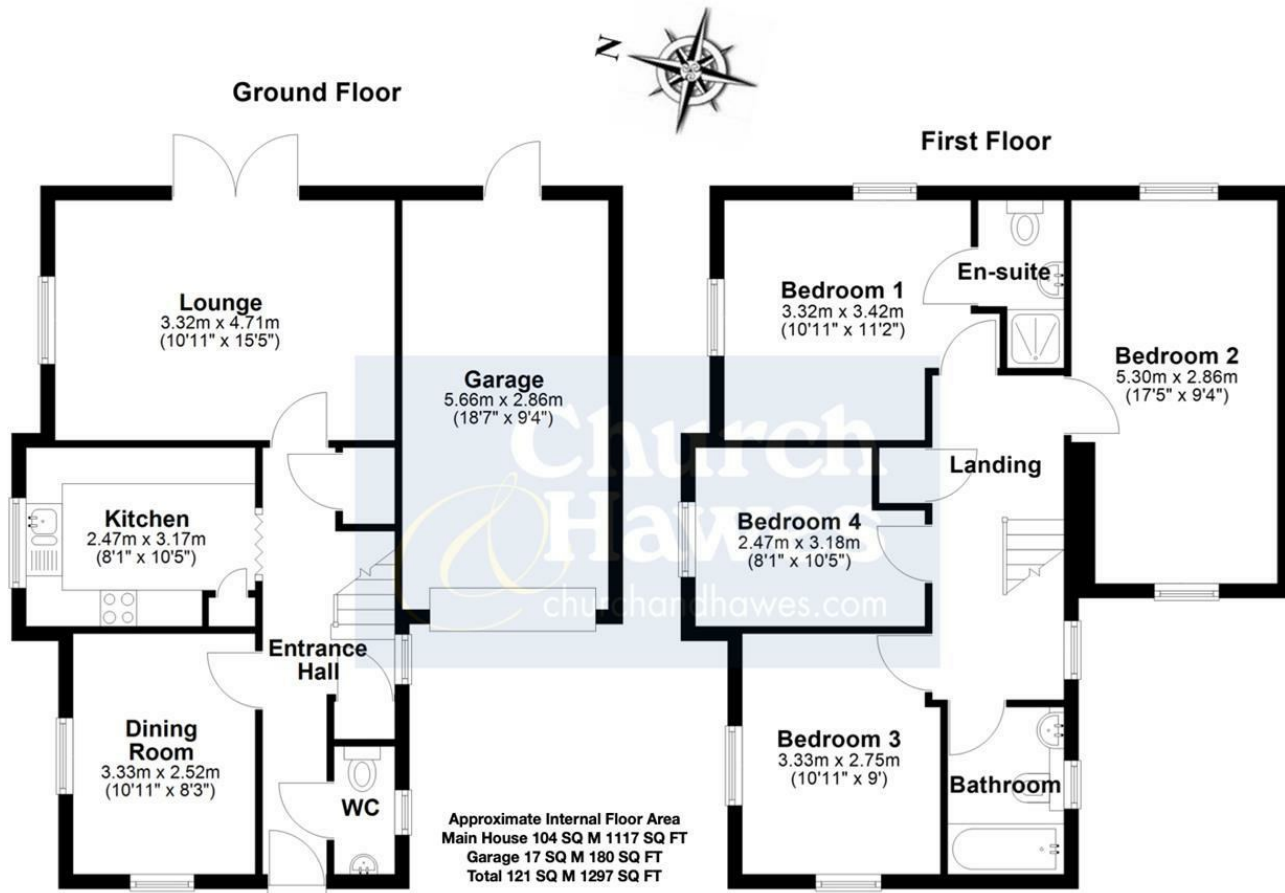


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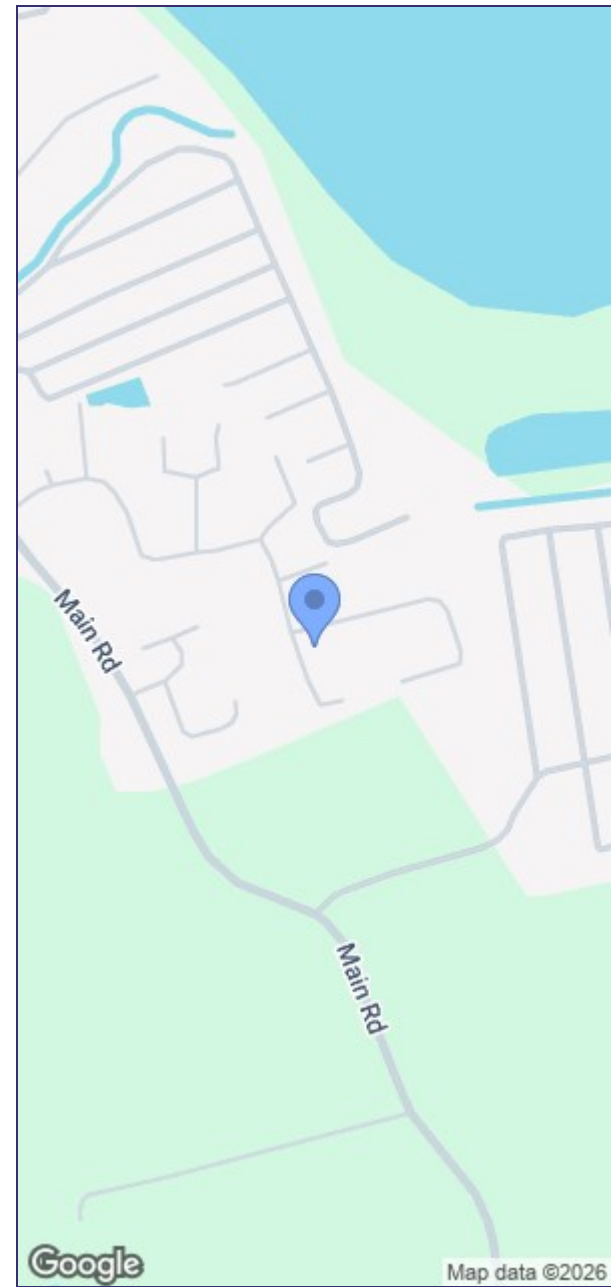


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This floor plan is for guidance to layout only and is NOT TO SCALE.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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