

Paul Mason Associates



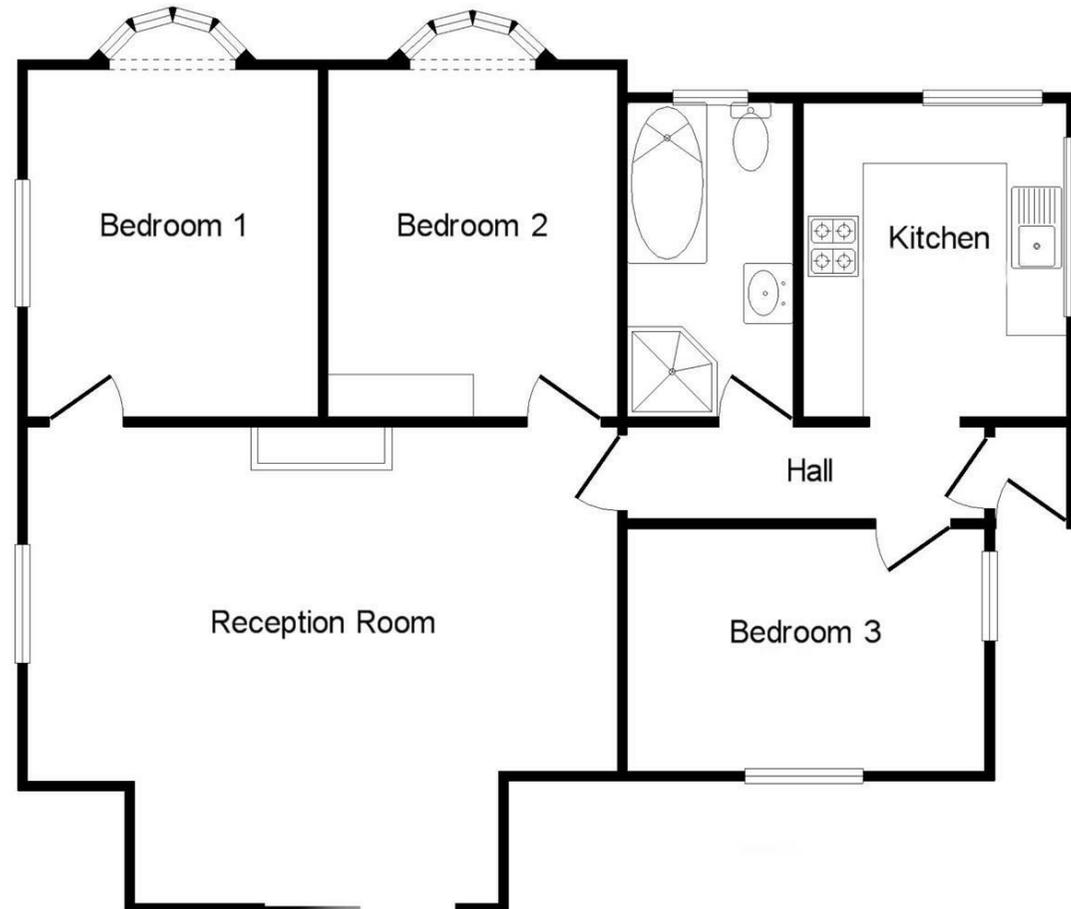
Riverton Drive, St. Lawrence, Essex, CM0 7NG

Offers in excess of £300,000

- Large Corner Plot
- Detached Property
- Three Double Bedrooms
- Reception Room
- Bathroom
- Re-Fitted Kitchen
- Close To Pleasant Riverside Walks
- Garage
- Potential For Development Subject To Planning
- EPC - D

No Onward Chain..... This detached three bedroom bungalow is situated on a large corner plot. The property is located in the waterside village of St Lawrence and is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, the two public houses within the village, water sports club, shop and post office.

The accommodation comprises lounge, refitted kitchen, bathroom and three double bedrooms. Externally there is ample parking plus a detached garage to the side. The gardens are mainly laid to lawn with established borders and a raised garden pond. The property has lots of potential subject to planning permission.



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>			
	67		80
<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>	

Distances

Ormiston Rivers Academy - 7.9 miles
Southminster Railway Station - 6.0 miles
Burnham-on-Crouch - 8.5 miles
Maldon Town Centre - 13.1 miles
Southend (London) Airport - 26.4 miles

All mileages are approximate.

Accommodation

Entrance Lobby

Stable entrance door.

Inner Hallway

Coved ceiling.

Reception Room

5.78m x 4.54m (18'11" x 14'10")
Walk-in bay window to side and window to front. Brick fireplace. Wall mounted air conditioning unit.

Kitchen

3.11m x 2.65m (10'2" x 8'8")
Windows to rear and side.
Refitted units to the eye and base level finished with laminate roll top work surfaces and tiled surround. Inset stainless steel sink with mixer taps and drainer. Four ring hob and built in oven. Space for washing machine and fridge/freezer.

Bedroom

3.38m x 2.91m (11'1" x 9'6")
Window to front and bowed window to side.

Bedroom

3.38m x 2.91m (11'1" x 9'6")
Bowed window to side.

Bedroom

3.54m x 2.42m (11'7" x 7'11")
Windows to side and rear.

Bathroom

Obscure window to side. Tiled walls and flooring. Suite comprising shower cubicle, bath, wash hand basin with storage below and low level WC. Heated towel rail.

Exterior

Gardens

Paved footpath leading to both sides and front of property with the remainder mainly laid to lawn. Raised garden pond. Various flowers, shrubs and trees. Timber shed. Ample parking to side and front. Outside lighting.

Garage

Double hinged doors to front.

Services

Gas-N/A
Electric- Mains

Water- Mains

Drainage- Mains

Heating- Electric Heating

Local Authority - Maldon District

Council- D

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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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