

Paul Mason
Associates



Anchorage View, St. Lawrence, CM0 7JH

Guide price £425,000

- Detached Family Home
- Spacious Accommodation Throughout
- Short Walk to the River Blackwater
- Three Reception Rooms
- En-Suite and Dressing Room to Main Bedroom
- Village Location
- Secluded South Westerly Facing Rear Garden
- Gated Driveway
- Detached Double Garage
- EPC-E

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	44
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

DECEPTIVELY SPACIOUSThis well-presented four double bedroom detached family home is located in the riverside village of St Lawrence, and conveniently situated within walking distance of the popular St Lawrence Bay Sailing Club, shops, restaurants and pleasant riverside walks. The accommodation includes a master bedroom which benefits from a walk in wardrobe and en-suite with three further double bedrooms and a family bathroom to the first floor. On the ground floor there is entrance hall leading to three reception rooms including a lounge, dining room and study. Furthermore, there is a kitchen/breakfast room, utility room and cloakroom. Externally the property includes a south westerly facing rear garden which commences a paved patio seating area, with the remainder laid to lawn. To the rear of the garden is gated driveway parking, and a detached double garage. To appreciate fully the size and presentation of this property an internal viewing is recommended.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Distances

Accommodation

GROUND FLOOR

Entrance Hall

4.2m x 2.3m (13'9" x 7'6")
Double glazed entrance door. Coved ceiling. Stairs to first floor. Understairs storage cupboard. Wood effect flooring. Radiator. Doors to :-

Study

2.5m x 2.0m (8'2" x 6'6")
Double glazed window to front. Coved ceiling. Wood effect flooring. Radiator.

Kitchen/Breakfast Room

4.8m x 2.6m (15'8" x 8'6")
Double glazed window to rear. Wooden units fitted to eye and base level with laminate work surfaces with an inset stainless steel sink with drainer. Tiled splashbacks. Four ring gas hob. Double electric oven. Space for American fridge-freezer and dishwasher. Matching breakfast bar. Inset spotlights. Tiled flooring. Radiator. Door to :-

Utility Room

2.5m x 1.5m (8'2" x 4'11")
Double glazed door to side leading to rear garden. Matching wooden units fitted to eye and base level with laminate work surfaces and tiled splashbacks. Space for washing machine and dryer. Wall mounted boiler. Tiled flooring. Radiator.

Cloakroom

2.2m x 1.2m (7'2" x 3'11")
Obscure double glazed window

torear. Two piece white suite comprising pedestal wash basin and low level WC. Wood effect flooring. Radiator.

Lounge

5.0m x 3.6m (16'4" x 11'9")
Double glazed bay window to front. Coved ceiling. Feature gas fireplace. TV point. Radiator.

Dining Room

4.4m x 3.6m (14'5" x 11'9")
Double glazed French doors leading to rear garden. Coved ceiling. Radiator.

FIRST FLOOR

Galleried Landing

4.2m x 2.6m (13'9" x 8'6")
Stairs to ground floor. Double glazed window to front. Access to loft space. Coved ceiling. Airing cupboard housing hot water cylinder. Radiator. Doors to :-

Bedroom One

4.3m x 3.6m (14'1" x 11'9")
Double glazed window to rear. Coved ceiling. TV point. Radiator. Opening to :-

Walk in Wardrobe

2.0m x 1.5m (6'6" x 4'11")
Coved ceiling. Built in wardrobe. Radiator. Door to :-

En-Suite

2.2m x 1.6m (7'2" x 5'2")
Obscure double glazed window to side. Three piece white suite comprising shower cubicle with attachments, low level WC and pedestal wash hand basin. Part tiled walls. Inset spotlights. Radiator.

Bedroom Two

3.7m x 3.3m (12'1" x 10'9")
Double glazed window to front. Coved ceiling. Radiator.

Bedroom Three

3.2m x 2.7m (10'5" x 8'10")
Double glazed window to rear. Coved ceiling. Radiator.

Bedroom Four

3.2m x 2.7m (10'5" x 8'10")
Double glazed window to front. Coved ceiling. Radiator.

Bathroom

2.2m x 2.0m (7'2" x 6'6")
Obscure double glazed window to rear. Three piece white suite comprising panelled bath with attachments and glass shower screen, pedestal wash hand basin and low level WC. Tiled walls and tile effect flooring. Inset spotlights. Radiator.

EXTERIOR

Rear Garden

Commencing with a paved patio seating area with the remainder laid to lawn. Outside lighting. Outside tap. Outside electric points. Pathway leading to rear driveway.

Gated Rear Driveway

Block paved driveway providing off road parking for numerous vehicles. Additional parking to side.

Double Garage

Up and over door. Power and light connected. Pedestrian door to side.

Frontage

Low maintenance frontage with decorative shingle. Paving leading to entrance door. Outside lighting.

Services

Gas - LPG Gas

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

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.

Agent Notes

Service Charge- £121 per annum



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

