

Paul Mason
Associates



Main Road, St. Lawrence, Southminster, CM0 7NA

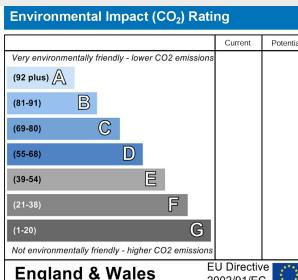
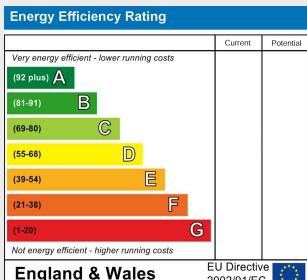
£350,000

- Detached Bungalow
- Waterside Village Location
- Three Bedrooms
- Refitted Kitchen
- Refitted Shower Room
- Conservatory
- Off Road Parking
- Garage
- Low Maintenance Rear Garden
- EPC - TBC

This three bedroom detached bungalow is located in St Lawrence, a waterside village on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90's and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.

The accommodation commences with an entrance hall and benefits from a well sized kitchen/dining room, a lounge which includes a feature fireplace, a conservatory overlooking the rear garden, a shower room, separate cloakroom and three bedrooms.

Externally the property benefits from being on a corner plot with a garage and driveway parking to the rear. The garden is paved for low maintenance and also has a pedestrian door to the garage. Viewing comes recommended to appreciate the property on offer.



ACCOMODATION

GROUND FLOOR

Entrance Hall

4.0m x 3.4m (13'1" x 11'1")

Bedroom One

3.4m x 3.0m (11'1" x 9'10")

Bedroom Two

3.3m x 3.0m (10'9" x 9'10")

Bedroom Three

3.1m x 2.6m (10'2" x 8'6")

Shower Room

1.9m x 1.7m (6'2" x 5'6")

Cloakroom

1.9m x 1.0m (6'2" x 3'3")

Lounge

4.7m x 3.2m (15'5" x 10'5")

Kitchen/Breakfast Room

4.8m x 2.4m (15'8" x 7'10")

Conservatory

4.8m x 3.0m (15'8" x 9'10")

EXTERIOR

Garage

Rear Garden

Frontage

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

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.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
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