

Paul Mason Associates



Mountview Crescent, St. Lawrence, Essex, CM0 7NT

Guide price £300,000 - £325,000

- Detached Bungalow
- Two Bedrooms
- Three Reception Rooms
- Utility Room
- Sizeable Rear Garden
- Garage
- Workshop
- Off Road Parking
- Fitted Kitchen and Shower Room
- EPC - D

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Situated in the village of St Lawrence, this two-bedroom detached bungalow offers spacious and versatile single-storey accommodation, complemented by an exceptionally generous garden and a range of useful outbuildings.

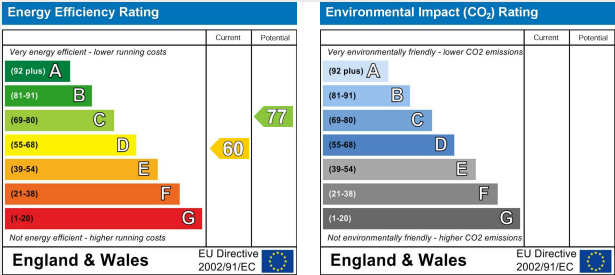
The property provides approximately 1,003 sq ft of internal living space, including two bedrooms, a shower room, kitchen, utility room, dining room and two further reception rooms. The flexible layout offers excellent scope for buyers to adapt the accommodation to suit their needs, while also presenting an opportunity for modernisation and personalisation.

Outside is a particular highlight. The substantial garden offers an impressive amount of space, with mature trees and established boundary planting creating a pleasant sense of privacy. It provides plenty of room for gardening, recreation and outdoor entertaining, with further potential subject to any necessary consents.

A private driveway provides off-road parking and access to the garage. Additional outbuildings include a sizeable workshop and several garden stores, offering excellent space for storage, hobbies or practical use.

A rarely available bungalow with generous grounds and considerable potential in a popular village location.

Please bear in mind that the property is Rough Sawn Timber.



Location

St Lawrence is 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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

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

Kitchen

3.4m x 2.3m (11'1" x 7'6")

Dining Room

3.6m x 2.7m (11'9" x 8'10")

Bedroom Two

2.8m x 2.6m (9'2" x 8'6")

Reception Room One

4.1m x 2.8m (13'5" x 9'2")

Bedroom One

4.3m x 3.3m (14'1" x 10'9")

Shower Room

2.2m x 2.2m (7'2" x 7'2")

Reception Room Two

4.0m x 3.8m (13'1" x 12'5")

Utility Room

2.0m x 2.0m (6'6" x 6'6")

Garden Room

3.2m x 3.0m (10'5" x 9'10")

EXTERIOR

Rear Garden

Workshop

Garage

Frontage

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil central heating

Local Authority - Maldon

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.

Mountview Crescent Street, Lawrence, Southminster, CM0 7NT

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft

Garage = 14.9 sq m / 160 sq ft

Workshop = 17.8 sq m / 191 sq ft

Total = 125.9 sq m / 1354 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let



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