

Paul Mason Associates



Mountview Crescent, St. Lawrence, CM0 7NS

Guide price £425,000

- Large Rear Garden
- Three Bedrooms
- Detached Bungalow
- Driveway Parking
- Spacious Accommodation
- Waterside Village Location
- Lounge/Dining Room
- Refitted Kitchen
- Conservatory With Solid Roof
- EPC - TBC

****GUIDE PRICE £425,000 - £450,000**** This spacious three bedroom detached bungalow is located in the waterside village of St Lawrence, located 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, 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 a welcoming entrance hall, benefits from a refitted kitchen, a large conservatory with a solid roof, lounge/dining room, three good size bedrooms and a re-fitted shower room. Externally, the property has an in and out driveway providing off road parking for numerous vehicles, there is side access to the sizeable rear garden which is mostly laid to lawn with a paved patio seating area and a variety of decorative flowers, trees and shrubs. To appreciate the property on offer, an internal viewing is highly recommended.

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



ACCOMMODATION

GROUND FLOOR

Entrance Hall

2.5m x 2.5m (8'2" x 8'2")

Bedroom Two

3.8m x 2.6m (12'5" x 8'6")

Lounge/Diner

6.7m x 4.5m (21'11" x 14'9")

Hallway

2.2m x 1.0m (7'2" x 3'3")

Bedroom One

3.3m x 3.1m (10'9" x 10'2")

Bedroom Three

3.0m x 2.6m (9'10" x 8'6")

Bathroom

2.6m x 2.2m (8'6" x 7'2")

Kitchen

3.7m x 2.5m (12'1" x 8'2")

Conservatory

6.2m x 4.5m (20'4" x 14'9")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

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.

**Awaiting
Floorplan**



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