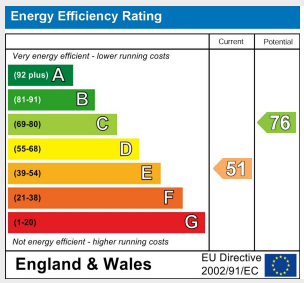
Paul Mason Associates

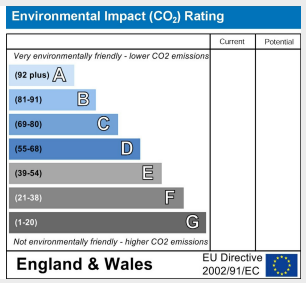


Main Road, St. Lawrence, Essex, CM0 7NA

Offers in excess of £350,000

- No Onward Chain
- Riverside Location
- Detached Bungalow
- Three Bedrooms
- Large Reception Room
- Conservatory
- Four Piece Bathroom Suite
- Private Rear Garden
- Off Road Parking & Garage
- EPC - E





No Onward Chain....Occupying an appealing position within the sought-after waterside village of St Lawrence, Essex, this well-presented three-bedroom detached bungalow offers generous single-storey accommodation and attractive views towards the River Blackwater.

Extending to approximately 924 sq ft, the property is centred around a spacious reception and dining room, providing an inviting setting for both everyday living and entertaining. This leads through to a generous conservatory overlooking the rear garden, while the fitted kitchen offers ample storage and preparation space.

The accommodation also includes three bedrooms, offering flexibility for family, guests or home working, together with a family bathroom featuring both a bath and a separate shower. Characterful leaded and stained-glass windows add charm and individuality throughout the home.

Outside, the property benefits from driveway parking, a single garage, established front planting and an enclosed, low-maintenance rear garden with patio and gravelled areas—ideal for relaxing or entertaining during the warmer months.

St Lawrence is a popular waterside village situated on the Dengie Peninsula, with its own stretch of shoreline known as St Lawrence Bay. A sea wall, reinforced during the 1990s, runs alongside the river and provides a scenic footpath from which to enjoy the surrounding coastal landscape. The village is particularly popular with watersports enthusiasts, with a sailing club positioned on the River Blackwater. Local amenities include a village shop incorporating a Post Office, two public houses and a restaurant. For a wider range of facilities, Southminster is approximately five miles away and offers further amenities together with a railway station.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen
2.79m x 2.41m (9'1" x 7'10")

Reception Room
6.32m x 4.65m (20'8" x 15'3")

Conservatory
5.18m x 2.57m (16'11" x 8'5")

Bedroom One
4.95m x 3.02m (16'2" x 9'10")

Bedroom Two
3.25m x 2.44m (10'7" x 8'0")

Bedroom Three
2.29m x 2.11m (7'6" x 6'11")

Family Bathroom

Frontage

Driveway

Garage
4.27m x 2.13m (14'0" x 6'11")

Rear Graden

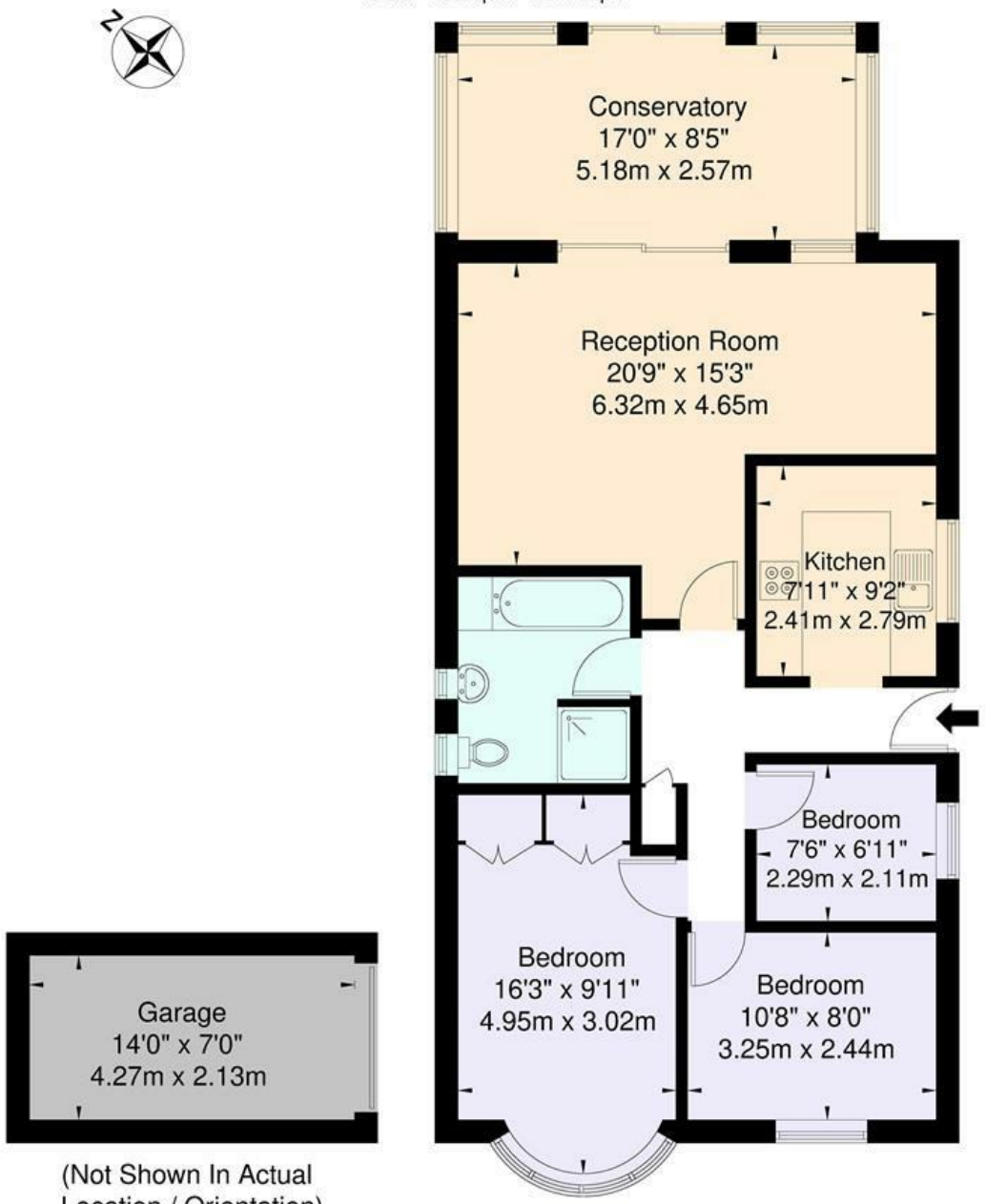
Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Electric Heating
Local Authority - Maldon District Council

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.

Main Road, St Lawrence, Southminster, CM0 7NA

Approximate Gross Internal Area = 85.9 sq m / 924 sq ft
Garage = 9.1 sq m / 97 sq ft
Total = 95 sq m / 1021 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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The Property Ombudsman SALES

OFT Approved code











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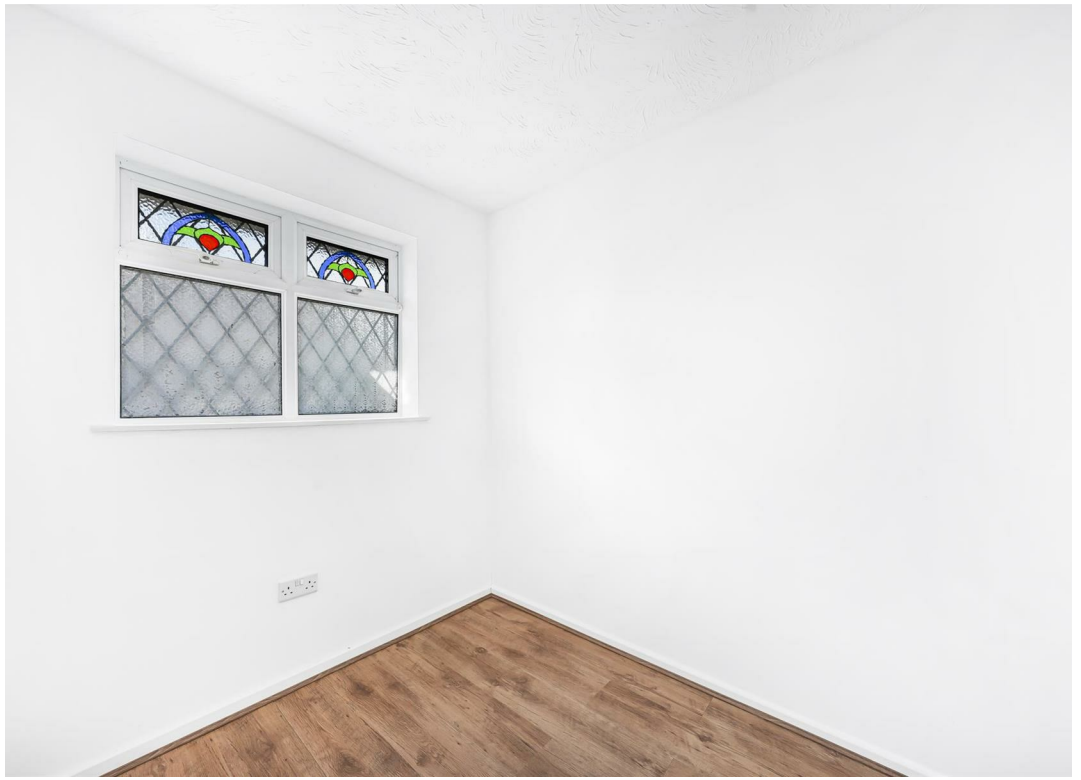
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