

Paul Mason Associates



Moorhen Avenue, St. Lawrence, Essex, CM0 7LU

Guide price £760,000

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- Stunning river views
- Approx. 0.8 acres
- Detached residence
- Four bedrooms
- Bathroom and shower room
- Utility room and laundry room
- Living room and fitted kitchen with roof terrace
- One bedroom annexe
- Adjoining sea wall
- EPC - D

A unique detached residence on a plot of approx. 0.8 acres adjoining the sea wall, offering stunning panoramic views over the River Blackwater. The property offers versatile accommodation with a first floor living room and modern kitchen, which leads onto a roof terrace all offering impressive distance views. The four bedrooms are to the ground floor, one of which is being used as a study, there is also a family bathroom, separate shower room, utility room and laundry room. Externally there is a detached annexe with bedroom/lounge, kitchen area, wc and shower/steam room. The property is found at the end of the road and accessible via a five bar gate to the front with ample parking and the remainder of the gardens mainly laid to lawn. To fully appreciated the location and stunning views on offer, an internal viewing is highly recommended.

Energy Efficiency 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	

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	



Distances

St Lawrence village shop - 0.1 miles
Ormiston Academy - 7.8 miles
Southminster Train Station - 5.9 miles
Maldon High Street - 11.9 miles
Chelmsford City Centre - 21.2 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door and window to front. Stairs to first floor. Two built-in storage cupboards. Amtico flooring.

Bedroom

4.82m x 4.29m (15'9" x 14'0")
Currently being used as a lounge. Triple aspect room with views over the lawned gardens. Glazed french doors opening to a raised covered terrace again with views of the garden.

Bedroom

4.11m x 3.37m (13'5" x 11'0")
Window to front and built-in wardrobes.

Bedroom

3.5m x 3.07m (11'5" x 10'0")
Window to front. Amtico wood flooring and built-in wardrobes.

Bedroom/Study

3.5m x 3.07m (11'5" x 10'0")
Dual aspect room with windows to side and rear.

Family Bathroom

Obscure window to front. White suite comprising panelled bath with mixer taps and shower attachment, wash hand basin with vanity unit below and low level wc. Part tiled walls and tiled floor. Inset ceiling lights and heated towel rail.

Shower Room

Obscure window to front. White suite comprising tiled shower cubicle, wash hand basin with vanity unit below and low level wc. Tiled walls, inset ceiling lights and heated towel rail.

Utility Room

3.18m x 2.21m (10'5" x 7'3")
Window to rear. Range of units to eye and base level finished with laminate roll top work surface. Space for tumble dryer and fridge/freezer. Part tiled walls and Amtico flooring. Door to:

Laundry

2.64m x 1.72m (8'7" x 5'7")
Stable door to rear garden and window to side. Range of units fitted to eye and base level finished with laminate roll top work surfaces with inset single bowl and drainer. Part tiled walls and Amtico flooring.

FIRST FLOOR

Living Room

5.4m x 4.82m (17'8" x 15'9")
Triple aspect room with windows to front and both sides offering river views, opening to:

Kitchen/Breakfast Room

4.82m x 4.29m (15'9" x 14'0")
Full height windows to side and rear with panoramic river views, glazed french doors opening onto large roof terrace offering stunning views. Extensive range of gloss fronted units fitted to eye and base level finished with laminate work surface. Inset one and a half bowl sink unit with drainer. Built-in four ring induction hob with extractor over and double oven below. Integrated fridge/freezer and dishwasher.

ANNEXE

Bedroom/Lounge

5.30m x 3.12m (17'4" x 10'2")
Entrance door to front and window to side. Built-in storage cupboard housing hot water cylinder, opening to:

Kitchen Area

2.35m x 1.66m (7'8" x 5'5")
Window to front. Range of base level units with work surface over and inset one and a half bowl sink unit. Part tiled walls and tiled floor.

Separate WC

White suite comprising low level wc and wash hand basin with vanity unit below and tiled splashback. Tiled floor and door to:

Shower/Steam Room

Wall mounted shower with tiled floor and tiled seating area for steam use, wall mounted controls for steam, inset ceiling lights, extractor fan.

EXTERIOR

The property sits on an overall plot of approx. 0.8 acre and is approached via a five bar wooden gate opening to a large shingled driveway to the front offering extensive off road parking. Timber outbuilding which has been fully insulated, power and light connected. Entertaining area with purpose built outdoor bar. The remaining gardens are mainly laid to lawn, various flowers, shrubs and trees. Access to the sea wall and access to the annexe. Gate to side leading from the rear to the front.

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.



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