



Anchorage View, St Lawrence, Essex CM0 7JH  
Price £335,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set along a quiet, private, no through turning on this most sought after modern development within the waterside village of St Lawrence Bay this well presented, much improved and deceptively spacious modern family home. The property enjoys an enviable position with attractive views over the River Blackwater is also within walking distance to St Lawrence sailing club and Stone Inn public house. The property offers light and airy living accommodation commencing on the ground floor with an inviting entrance hall leading to a cloakroom, dining room, kitchen and living room. The first floor then offers a spacious landing leading to family bathroom and four well proportioned bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a well presented rear garden while off road parking for three vehicles is on offer to the front along with access to a garage. Viewing comes highly advised to appreciate the size and standard of accommodation on offer! Energy Rating D.

## FIRST FLOOR:

### LANDING:

Access to loft space which is partially boarded, airing cupboard housing hot water cylinder and immersion heater with fitted shelving, return staircase to ground floor.

### BEDROOM 1:

10'10 x 10'10 (3.30m x 3.30m)

Double glazed window to rear, radiator, door to:

### EN-SUITE:

Three piece fitted suite comprising fully tiled shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, extractor fan, radiator.

### BEDROOM 2:

10'3 x 10'2 (3.12m x 3.10m)

Double glazed window to rear, radiator.

### BEDROOM 3:

8'10 x 7'3 (2.69m x 2.21m)

Double glazed window to front overlooking River Blackwater, radiator.

### BEDROOM 4/OFFICE:

7'3 x 6'7 (2.21m x 2.01m)

Double glazed window to front with views across River Blackwater, radiator.

### BATHROOM:

Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath with mixer tap over, close coupled WC and pedestal wash hand basin, part tiled walls, extractor fan.

### GROUND FLOOR:

### ENTRANCE HALLWAY:

Part glazed entrance door to front, radiator, built in storage cupboard, under stairs storage cupboard, tiled under floor heating, doors to:

### CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin, tiled flooring.

### LIVING ROOM:

15'1 x 10'11 (4.60m x 3.33m )

Double glazed double doors opening to rear garden, 2 radiators, electric flame effect fire set in granite surround and hearth.

### KITCHEN:

11'4 x 9'10 (3.45m x 3.00m)

Double glazed window to rear, part glazed door opening to rear garden, roll edged work surfaces with inset stainless steel sink/drain unit, 4-ring gas hob with extractor hood over and double oven below, range of fitted wall and base mounted storage units with drawer pack, space and plumbing for washing machine and dishwasher, space for fridge/freezer, concealed wall mounted boiler, tiled splashbacks.

### DINING ROOM:

9'5 x 7'7 (2.87m x 2.31m)

Double glazed bay window to front, radiator.

### EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area with remainder mainly laid to lawn.

### FRONTAGE:

A low maintenance frontage and driveway parking leading to a single garage with up and over door to front.

### TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band C.

### ST LAWRENCE:

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.

### AGENTS NOTE:

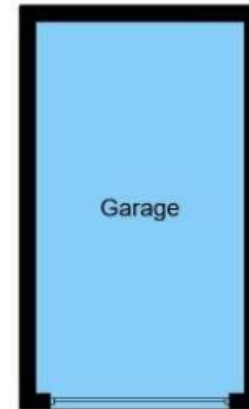
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



**Ground Floor**



**First Floor**



**Garage**

