



Moorhen Avenue, St. Lawrence, Essex CM0 7LU  
Guide price £700,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £700,000 TO £725,000\*\*** Set on a stunning plot of coastal tranquillity offering simply stunning PANORAMIC VIEWS directly over the River Blackwater, of which this property backs on to, is this improved, extremely well maintained and versatile detached residence. The property is located at the end of a quiet, private road with living accommodation commencing on the ground floor with a light and airy entrance hall leading to four bedrooms, one of which is complimented by built in wardrobes and an adjoining seating terrace, refitted family bath & shower rooms, utility and laundry room. The first floor then boasts a wonderful triple aspect living room opening to a refitted kitchen/diner which again benefits from a triple aspect with full height windows to the rear and French style doors opening to an artificially turfed sun terrace. The current owners have also converted what was a detached garage into an impressive annexe providing further living accommodation comprising a living/dining room, potential kitchen area and WC with adjoining shower/steam room. Externally the property offers the aforementioned 0.8 acre plot, the rear and sides of the property are banked leading up to the sea wall which offers picturesque views and wonderful riverside walks. The frontage is approached via a five bar wooden gate opening to a large shingled driveway providing extensive off road parking and an additional 'entertaining' area with a bar, bbq and hot tub area with gazebo on offer. This is quite simply a 'one off' residence, therefore we expect interest to be high so an early viewing is strongly advised to avoid disappointment. Energy Rating D.

## FIRST FLOOR:

### LIVING / BEDROOM:

17'8 x 15'9 (5.38m x 4.80m)

Triple aspect room with double glazed windows to front and both sides, 2 radiators, open plan to:

### KITCHEN/DINER:

15'9 x 14' (4.80m x 4.27m)

Full height double glazed windows to side and rear, double glazed French style doors opening onto artificially turfed seating terrace, extensive range of gloss fronted wall and base mounted storage units and drawers, laminate work surface with inset 1 ½ bowl/single drainer sink unit, built in 4-ring induction hob with extractor over and double oven below, integrated fridge/freezer and dishwasher.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door and windows to front, 2 radiators, staircase to first floor, 2 built in storage cupboards, Amtico wood effect floor, doors to:

### SHOWER ROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in dual function shower with sliding glass door, wash hand basin set on vanity unit with storage cupboard below and dual flush close coupled wc, tiled walls, inset downlights, extractor fan.

### FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with antique style mixer tap and shower attachment, wash hand basin set on vanity unit with storage cupboard below and dual flush close coupled wc, part wood panelled walls, part tiled walls, tiled floor, inset downlights, extractor fan.

### BEDROOM 4:

11'5 x 10' (3.48m x 3.05m)

Double glazed window to front, radiator, Amtico wood effect floor, built in wardrobes.

### UTILITY:

10'5 x 7'3 (3.18m x 2.21m)

Double glazed window to rear, radiator, range of matching wall and base mounted storage units, roll edge work surface with space below for tumble dryer, space for fridge/freezer, part tiled walls, Amtico wood effect floor, door to:

### LAUNDRY:

8'7 x 5'7 (2.62m x 1.70m)

Double glazed stable entrance door to rear, double glazed window to side, radiator, range of matching wall and base mounted storage units, roll edge work surface with inset single bowl/single drainer sink unit, part tiled walls, Amtico wood effect floor.

### SITTING ROOM:

15'9 x 14' (4.80m x 4.27m)

Triple aspect room with double glazed windows to side and rear, double glazed French style doors opening onto paved seating terrace, radiator, range of built in wardrobes, wood effect floor.

### BEDROOM 2:

13'5 x 11' (4.09m x 3.35m)

Double glazed window to front, radiator, built in wardrobes, wood effect floor.

### BEDROOM/STUDY:

11'5 x 10' (3.48m x 3.05m)

Dual aspect room with double glazed windows to side and rear, radiator.

## ANNEXE:

### LIVING/DINING:

Entrance door to front, double glazed entrance door to side, double glazed window to side, 2 radiators, wood effect floor, built in storage cupboard housing hot water cylinder, open plan to:

### KITCHEN AREA:

Double glazed window to front, range of base mounted storage units, work surface with inset 1 ½ bowl sink unit, part tiled walls, tiled floor.

### WC

Chrome heated towel rail, 2 piece white suite comprising dual flush close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, tiled floor, door into;

### SHOWER/STEAM ROOM:

Wall mounted dual function shower with drainer set in tiled floor, tiled seating area for steam use, wall mounted controls for steam, inset downlights, extractor fan.

## EXTERIOR:

The property sits centrally within an overall plot of approx. 0.8 acre comprising:-

## GARDENS:

The gardens are mainly laid to lawn throughout and spread across the width of the plot and to the sides of the property with an array of attractive planted trees throughout, steps leading up to sea wall, large timber built storage shed/workshop which has been fully insulated with power and light connected, gate to side leading to:-

## FRONTAGE:

The frontage is accessed via a five bar wooden gate opening to a large shingled driveway offering extensive off road parking, timber built garage style outbuilding which has been fully insulated and has power and light connected, access to 'entertaining' area with BBQ's bar with power connected and hot tub area, access to annexe.

## ST LAWRENCE:

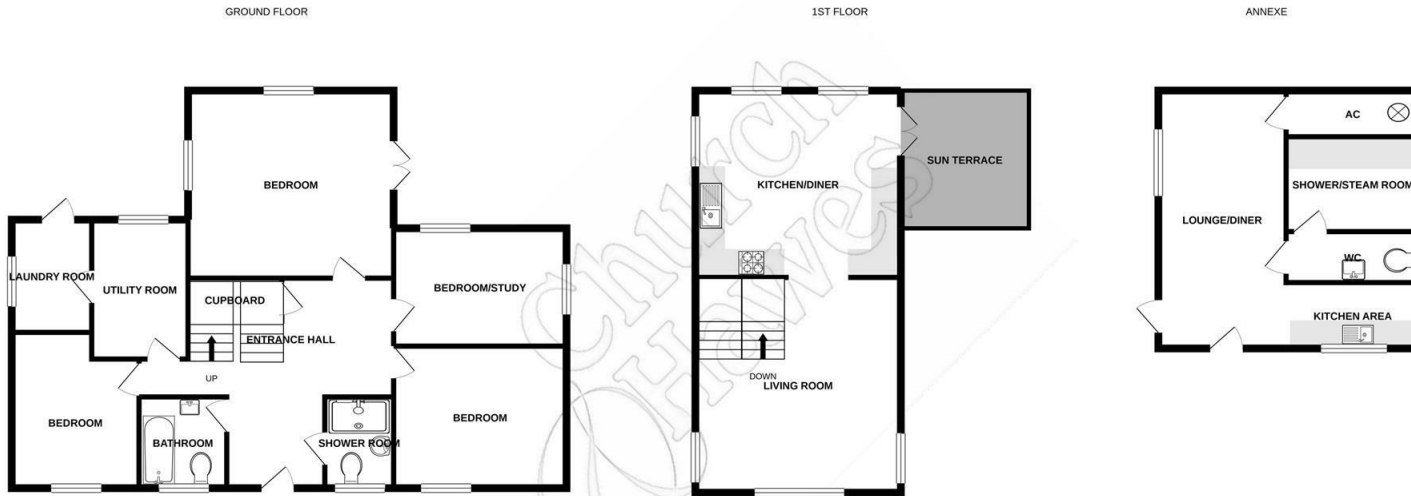
St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational 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.

## TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band E (£2,386.51 for 2022/23).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

