



Mountview Crescent, St Lawrence, Essex CM0 7NS
Price £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Having been built by the present owners approximately 10 years ago to a stylish standard throughout and offering a wealth of generously sized living accommodation, is this stunning detached bungalow, set along one of the waterside village of St Lawrence's most favoured turnings within walking distance of the picturesque Blackwater Estuary, ideal for a budding boating or sailing enthusiast. Living accommodation commences with an entrance hall leading to three well proportioned double bedrooms, complimented by built in wardrobes and an en-suite shower room as well as an impressive luxury four piece family bathroom. The wonderfully spacious and superbly presented living space is completed at the rear of the property with a light and airy 26'8 living/dining room opening to an impressive fitted kitchen/breakfast room with extensive storage throughout. Externally, the property enjoys a well presented rear garden with large paved seating area and storage shed, while the frontage is served by a block paved driveway providing off road parking for several vehicles and leads up the side of the bungalow with further parking and wide opening gates providing one of two sides access points to the rear garden. To fully appreciate the deceptively spacious and impressive standard of living accommodation on offer with this stunning bungalow, an early internal inspection is strongly advised. Energy Rating C.

ENTRANCE HALL:

Part obscure double glazed composite entrance door to front, radiator, access to loft space (completely boarded with lighting and also houses boiler), built in storage cupboard housing meters, tiled floor, doors to:

BEDROOM 1:

11'1 x 9'4 (3.38m x 2.84m)

Double glazed window to front, radiator, continuation of tiled floor, door to:

EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with bi fold glass door, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, tiled walls and floor, inset downlights, extractor fan.

BEDROOM 2:

10'10 x 9'8 incl wardrobe depth (3.30m x 2.95m incl wardrobe depth)

Double glazed window to front, radiator, 3 built in double wardrobes, continuation of tiled floor.

BEDROOM 3:

10'10 x 9'9 (3.30m x 2.97m)

Double glazed window to side, radiator, range of matching bedroom furniture including wardrobes, dresser and bedside units, continuation of tiled floor.

FAMILY BATHROOM:

10'10 x 7' (3.30m x 2.13m)

Obscure double glazed window to side, chrome heated towel rail, refitted bathroom with 4 piece white suite comprising fully tiled shower cubicle with glass door, panelled bath with mixer tap and shower attachment, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, wall mounted cabinet, tiled walls and floor, inset downlights, extractor fan.

LIVING/DINING ROOM:

26'8 x 15'4 >11'2 (8.13m x 4.67m >3.40m)

Double glazed French style doors opening onto rear garden, double glazed window to side, 2 radiators, exposed brick fireplace with inset multi-fuel burner and display mantle over, continuation of tiled floor, open to:

KITCHEN/BREAKFAST ROOM:

11'11 x 10'9 (3.63m x 3.28m)

Double glazed window to rear, extensive range of matching cream wall and base mounted storage units and drawers, roll edged work surfaces incorporating a breakfast bar with further storage units below, inset 1 ½ bowl/single drainer sink unit, built in 5-ring gas hob with glass extractor hood over, built in eye level double oven, integrated fridge/freezer, storage units housing space and plumbing for washing machine, tumble dryer and dishwasher, part tiled walls, continuation of tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a generous sized paved patio seating area leading to remainder which is mainly laid to lawn with planted borders and attractive pear tree, timber built storage shed, exterior cold water tap, side access gate leading to front, wide opening gates to other side providing vehicle access from:

FRONTAGE:

Block paved driveway providing extensive off road parking which also leads up side of bungalow to wide opening wood gates providing access into rear garden, further side access gate to other side of bungalow.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band E.

VILLAGE OF 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.



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.
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