

Paul Mason Associates



Mountview Crescent, St. Lawrence, CM0 7NT

Guide price £520,000

- Detached Family Home
- Popular Riverside Village
- Three Reception Rooms
- Re-fitted Kitchen/Dining Room
- Spacious Accommodation Throughout
- Five Bedrooms
- Four Bathrooms
- Large Rear Garden
- Driveway
- EPC - E

This deceptively spacious five bedroom detached house is located in the waterside village of St Lawrence and is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, the two public houses within the village, water sports club, shop and post office.

The accommodation includes a generous entrance hallway, fitted Kitchen/dining room, lounge, conservatory, study/additional reception room, bedroom two which benefits from a fitted en-suite, two further bedrooms and a fitted family bathroom. On the first floor there is a landing with access to bedroom one with fitted en-suite and a further bedroom with access to a playroom/attic room and a cloakroom. Externally, the property sits on a generous plot with a driveway to the front providing off road parking for numerous vehicles. To the rear of the property, the garden is of a good size, mainly laid to lawn and has a patio seating. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..



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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room

8.1m x 2.2m (26'6" x 7'2")

Lean To

Living Room

6.7m x 4.4m (21'11" x 14'5")

Conservatory

3.9m x 3.7m (12'9" x 12'1")

Snug/Games Room

4.1m x 2.9m (13'5" x 9'6")

Bedroom Two

5.4m x 3.7m (17'8" x 12'1")

En-Suite

Bathroom

2.2m x 2.2m (7'2" x 7'2")

Bedroom Three

3.3m x 2.0m (10'9" x 6'6")

Bedroom Four

2.4m x 2.2m (7'10" x 7'2")

FIRST FLOOR

Landing

Cloakroom

Bedroom One

5.7m x 4.4m (18'8" x 14'5")

En-Suite

2.6m x 2.3m (8'6" x 7'6")

Bedroom Five

2.4m x 2.2m (7'10" x 7'2")

Loft/Storage Room

2.3m x 7.3m (7'6" x 23'11")

EXTERIOR

Rear Garden

Frontage

Driveway

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

