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# Church & Hawes

Est.1977

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## 7 The Plovers, St. Lawrence, Essex CM0 7PE Price £310,000

**\*\*NO ONWARD CHAIN\*\*** Set in the heart of a sought after quiet cul-de-sac on a most peaceful development of other similar properties is this improved and well maintained detached bungalow within the ever popular waterside village of St Lawrence. The property offers deceptive living accommodation comprising a light and airy entrance hall leading to a living/dining room, impressive kitchen, three well proportioned bedrooms and four piece family bathroom. Externally the property enjoys a low maintenance rear garden with numerous outbuildings and storage areas while the frontage is predominantly laid to lawn. Off road parking is also on offer to the side of the garden via a block paved driveway which can cater for up to four vehicles. Viewing this property is strongly advised to appreciate the position and peaceful setting it offers. Energy Rating D.





**ENTRANCE HALL:**

Obscure double glazed entrance door to front, access to loft space, wood effect floor, doors to:

**BEDROOM 1: 11'11 x 11'2 (3.63m x 3.40m)**

Double glazed window to front, radiator, wood effect floor.

**BEDROOM 2: 11'2 max > 7' x 9'1 (3.40m max > 2.13m x 2.77m)**

**FAMILY BATHROOM: 8'9 x 6' (2.67m x 1.83m)**

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

**LIVING/DINING ROOM: 17'7 x 10'10 > 8'10 (5.36m x 3.30m > 2.69m)**

Double glazed window to front, double glazed French style doors to rear, radiator, wood effect floor, doors to:

**BEDROOM 3: 10'3 x 7'7 (3.12m x 2.31m)**

Double glazed window to rear, radiator, skylight window.

**KITCHEN: 9' x 8'4 (2.74m x 2.54m)**

Obscure double glazed entrance door to rear, double glazed window to rear, range of matching wall and base mounted storage units and drawers, granite work surface with inset single bowl ceramic sink unit, Rangemaster oven with extractor hood over, fridge/freezer and dishwasher to remain, part tiled walls.

**EXTERIOR - REAR GARDEN:**

Low maintenance, block paved rear garden leading to raised decked seating area to corner, access to boiler room, workshop and laundry/utility room where there is space and plumbing for washing machine, gate opening on to driveway.

**FRONTAGE:**

Mainly laid to lawn.

**PARKING:**

To the side of the garden and bungalow is a large block paved driveway providing off road parking for 3/4 vehicles, gate into rear garden.

**TENURE & COUNCIL TAX INFORMATION:**

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

**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.

