



Anchorage View, St. Lawrence , Essex CM0 7JH  
Price £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Stylishly Improved Family Home in Desirable St Lawrence Bay Setting with No Onward Chain.

Set within one of St Lawrence Bay's most sought-after modern developments, this beautifully presented and extensively improved semi-detached family home offers stylish, low-maintenance living just a short stroll from the picturesque banks of the River Blackwater. The property is ideally located within walking distance of a village convenience store, welcoming pub, and popular Indian restaurant.

For commuters, Southminster railway station—offering direct services to London Liverpool Street—is just a 10-minute drive away, while the historic market towns of Burnham-on-Crouch and Maldon are both within easy reach (15–20 minutes).

Inside, the home opens with an inviting entrance hall leading to a modern cloakroom, a stunning refitted kitchen and a spacious open-plan living/dining room across the rear. Upstairs, the landing gives access to three generously sized bedrooms, including a principal bedroom with en-suite shower room, plus a well-appointed family bathroom.

Outside, the rear garden has been attractively landscaped for low maintenance with artificial turf and a stylish covered seating/entertaining area. The frontage also requires minimal upkeep and provides ample off-road parking, side access, and access to a garage with an electric roller door.

Maintained to a superb standard throughout, this impressive home is ready to move into — early viewing is highly recommended. Energy Rating TBC.





## FIRST FLOOR:

### LANDING:

Access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 11' x 10'5 (3.35m x 3.18m )

Double glazed window to front, radiator, built in storage cupboard, door to:

### EN-SUITE:

Chrome heated towel rail, 2 piece white suite comprising fully tiled walk-in shower with glass screen and wash hand basin set on vanity unit with storage cupboard below, wall mounted cabinet, tiled walls, extractor fan.

### BEDROOM 2: 11'3 x 7'10 (3.43m x 2.39m )

Double glazed window to rear, radiator.

### BEDROOM 3: 8'3 x 6'8 (2.51m x 2.03m )

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Small obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, close coupled wc and pedestal wash hand basin, part tiled walls, wood effect floor, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure double glazed entrance door, radiator, staircase to first floor, built in storage recess, wood effect floor, doors to:

### CLOAKROOM:

Obscure double glazed window to front, chrome heated towel rail, 2 piece white suite comprising close coupled wc and pedestal wash hand basin, part tiled walls, wood effect floor, extractor fan.

### KITCHEN: 9'5 x 7'5 (2.87m x 2.26m )

Double glazed window to front, radiator, refitted kitchen comprising extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work

surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over and double oven below, space and plumbing for dishwasher and fridge/freezer, part tiled walls, wood effect floor.

### LIVING/DINING ROOM: 17'1 x 14'10 (5.21m x 4.52m )

Double glazed French style doors opening onto rear garden, double glazed window to rear, 2 radiators, wood effect floor.

### EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly artificially turfed with planted bed to one side and to the other side is an impressive covered paved seating area, timber storage shed, personal door into rear of:

### GARAGE: 18'11 x 8'3 (5.77m x 2.51m )

Electric roller door to front, power and light connected, space and plumbing for washing machine and tumble dryer, personal door to rear, accessed via:

### FRONTAGE:

Driveway providing off road parking for 2/3 vehicles and access to the garage, remainder is shingled throughout and retained by picket fence to boundary.

### COUNCIL TAX BAND & TENURE:

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

### 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.

## MONEY LAUNDERING REGULATIONS & REFERRALS:

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

### 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.



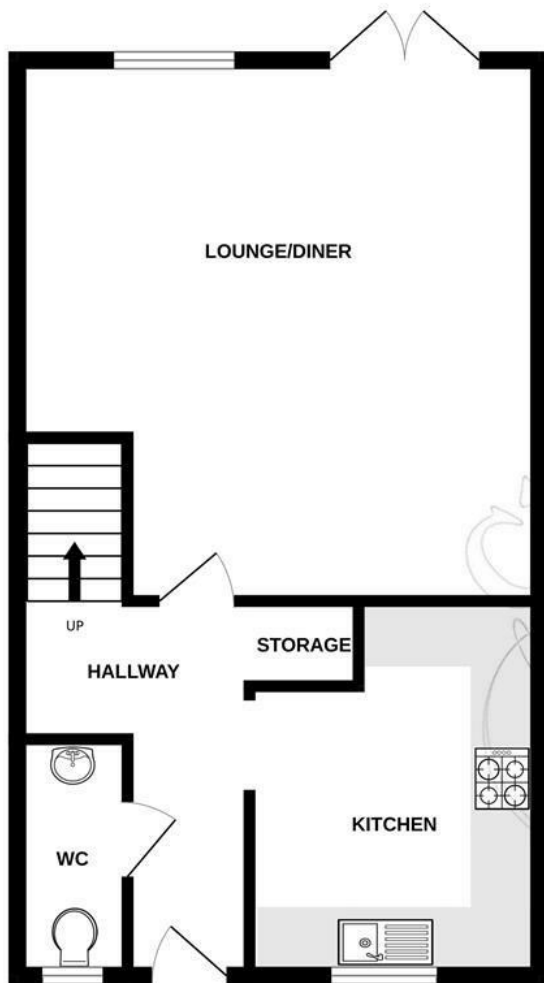




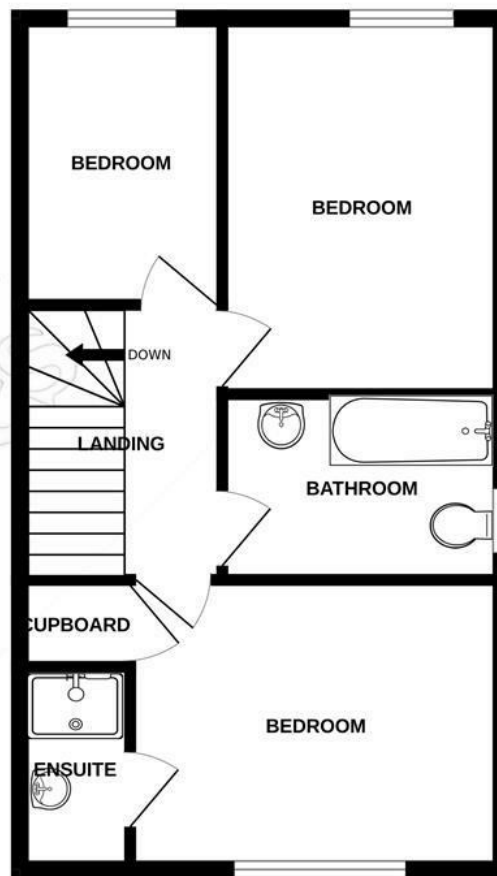




GROUND FLOOR



1ST FLOOR



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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