



Wick Farm Road, St. Lawrence, Essex CM0 7PF  
Price £300,000

Church & Hawes  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

## \*\*NO ONWARD CHAIN\*\*

Set within a sought-after and quiet cul-de-sac, just a stone's throw from the River Blackwater, this detached bungalow offers excellent access to the water—ideal for sailing enthusiasts and those who enjoy tranquil coastal walks.

The property requires some modernisation throughout but presents fantastic potential for a discerning buyer. The accommodation comprises two double bedrooms, a living room, kitchen, and a refitted shower room.

Externally, the bungalow benefits from a generously sized rear garden, while the attractive frontage provides a driveway offering vehicular access to a detached garage.

Viewing is strongly advised to fully appreciate the location and potential on offer. Energy Rating TBC.

### ENTRANCE HALLWAY:

#### KITCHEN:

Double glazed window to front, double glazed entrance door, range of matching wall and base mounted storage units and drawers, roll edged work surface with inset single bowl/single drainer sink unit, built in 4-ring electric hob with over below and extractor over, under counter fridge and washing machine to remain.

#### LIVING/DINING ROOM:

Double glazed sliding patio door opening onto rear garden, double glazed window to side, 2 electric storage heaters.

#### BEDROOM 1:

Double glazed window to rear, electric storage heater.

#### BEDROOM 2:

Double glazed window to front, electric storage heater, wood effect floor.

#### SHOWER ROOM:

Obscure double glazed window to side, refitted 3 piece white shower room comprising fully tiled double shower with sliding glass door and screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor, airing cupboard housing hot water cylinder, extractor fan.

#### EXTERIOR:

#### REAR GARDEN:

Commencing with a paved and shingled seating area leading to remainder which is mainly laid to lawn with beds to borders, side access path and gate leading to:

#### FRONTAGE:

Low maintenance frontage with slate chipped and shingled borders, side access path and gate to rear garden, driveway providing off road parking and access to:

#### GARAGE:

Up and over door to front, power and light connected.

#### TENURE & COUNCIL TAX BAND:

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

#### 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:

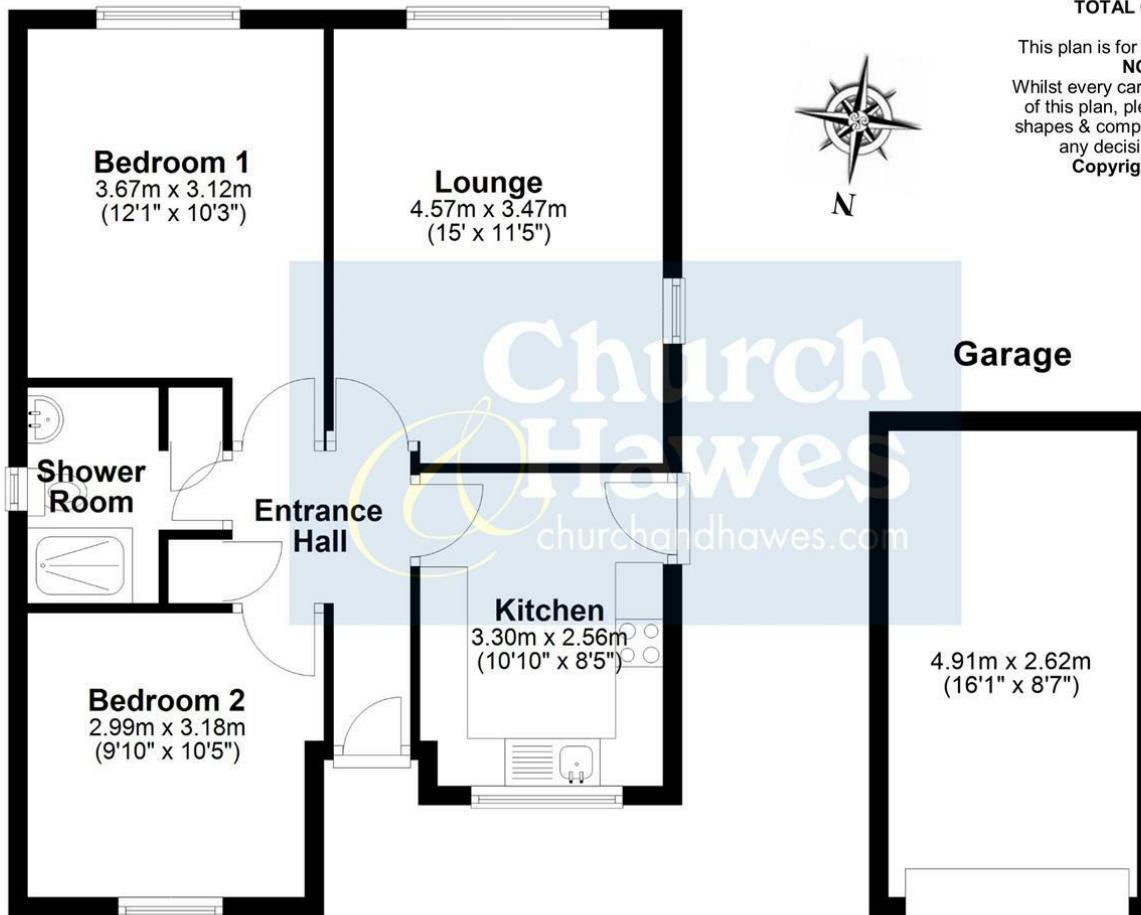
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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



APPROX INTERNAL FLOOR AREA  
MAIN HOUSE 56 SQ M 603 SQ FT  
GARAGE 13 SQ M 138 SQ FT  
TOTAL 69 SQ M 741 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
Copyright Church & Hawes

