



Anchorage View, St. Lawrence , Essex CM0 7JH  
Price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



[www.churchandhawes.com](http://www.churchandhawes.com)

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

[burnham@churchandhawes.com](mailto:burnham@churchandhawes.com)

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**\*\*NO ONWARD CHAIN\*\*** Offering both deceptively spacious and well presented living accommodation throughout is this impressive detached family home set on a most sought after modern development within the waterside village of St Lawrence Bay. Living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, living room and impressive refitted kitchen/diner. The first floor then offers a landing leading to four well proportioned bedrooms, one of which is complimented by an en-suite shower room while the other three are served by a separate family bathroom. Externally, the property enjoys a well presented and generously sized rear garden, while a low maintenance frontage offers a driveway to the side of the property providing off road parking for two/three vehicles and access to a garage. The peaceful waterside village of St Lawrence offers picturesque coastal walks into the heart of the Dengie Peninsular where the "Blackwater Estuary" meets the North Sea and offers superb facilities for boating, sailing and water sport enthusiasts. Viewing is strongly advised. Energy Rating E.



## FIRST FLOOR:

### LANDING:

Access to loft space, airing cupboard, doors to:

### BEDROOM 1: 11'x 10'7 plus recess (3.35mx 3.23m plus recess)

Double glazed window to rear, radiator, door to:

### EN-SUITE:

Radiator, 3 piece white suite comprising fully tiled double shower cubicle, wc and pedestal wash hand basin, part tiled wall.

### BEDROOM 2: 10'2 x 10' (3.10m x 3.05m )

Double glazed window to rear, radiator.

### BEDROOM 3: 8'10 x 7'3 plus recess (2.69m x 2.21m plus recess )

Double glazed window to front, radiator.

### BEDROOM 4: 7'4 x 6'6 (2.24m x 1.98m )

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath, wc and pedestal wash hand basin, part tiled walls.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Composite entrance door to front, radiator, staircase to first floor, under stairs storage cupboard, wood effect floor, doors to:

### CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising wc and pedestal wash hand basin.

### LIVING ROOM: 14'11 x 10'11 (4.55m x 3.33m )

Double glazed French style doors opening onto rear garden, radiator, feature fireplace, wood effect floor.

### KITCHEN/DINING: 19'3 plus bay x 10'9 (5.87m plus bay x 3.28m )

Dual aspect room with double glazed bay window to front

and double glazed window and door opening onto rear garden, radiator, 'Shaker' style kitchen comprising range of wall and base mounted storage units, stainless steel sink unit set into quartz effect work surface, gas hob with double oven below and extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer, wood effect floor, part tiled walls, spotlights.

### EXTERIOR - FRONTAGE:

Low maintenance frontage laid with stone chippings and steps to front door, to the side there is driveway parking with access to:

### GARAGE:

Single garage with up and over door to front and personal door to rear garden.

### REAR GARDEN:

Commencing with a paved patio seating area, remainder mainly laid to lawn with mature shrub border and bark chipped play area, fenced to boundaries.

### TENURE & COUNCIL TAX BAND:

This property is being sold freehold. There is an annual estate maintenance charge of £120 p.a. for the upkeep of communal areas, road and LPG containers which applies to all properties. The Property is Tax Band D.

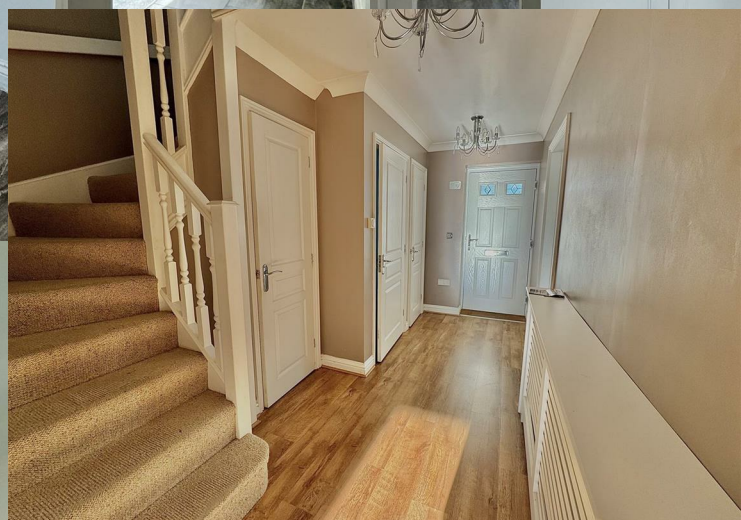
### VILLAGE OF ST LAWRENCE:

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.

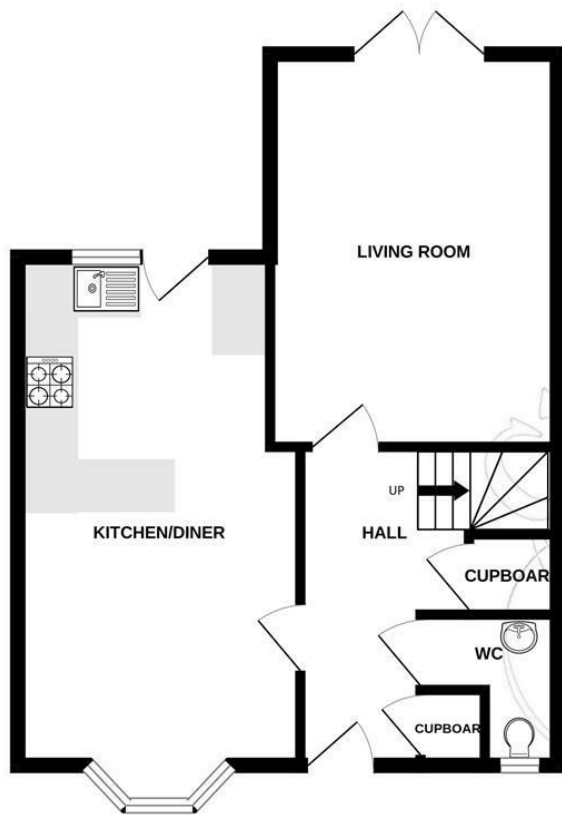




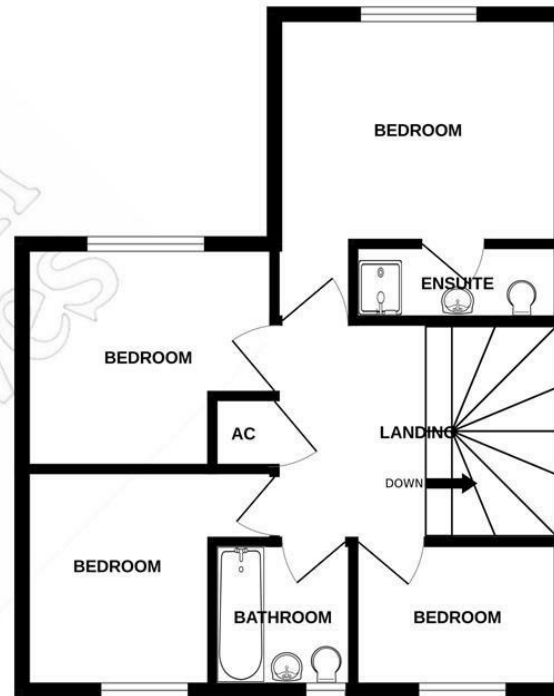




GROUND FLOOR



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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