



Anchorage View, St Lawrence , CM0 7JH  
Price £315,000

**Church  
& Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Deceptively spacious and beautifully presented throughout, this impressive semi-detached family home is situated on a highly sought-after modern development in the picturesque waterside village of St Lawrence Bay.

The ground floor offers an inviting entrance hall with access to a cloakroom, a bright and comfortable living room, separate dining room and a well-appointed kitchen overlooking the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property features a generously sized rear garden while off-road parking and a garage are conveniently located at the rear of the property.

St Lawrence Bay provides a peaceful coastal lifestyle with picturesque walks into the heart of the Dengie Peninsula, where the Blackwater Estuary meets the North Sea. The area is renowned for its excellent boating, sailing and watersports facilities.

Viewing is highly recommended. Energy Rating TBC.



## FIRST FLOOR:

### LANDING:

Access to loft space, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

### BEDROOM 1: 10'5 x 9'3 (3.18m x 2.82m )

Double glazed window to front, radiator, door to:

### EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, part tiled walls, extractor.

### BEDROOM 2: 10'3 x 8'6 (3.12m x 2.59m )

Double glazed window to rear radiator.

### BEDROOM 3: 8'6 x 7'2 (2.59m x 2.18m )

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath with mixer tap, pedestal wash hand basin and close coupled wc, part tiled walls, tiled floor, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part Obscure double glazed entrance door to front, radiator, staircase to first floor with storage cupboard below, doors to:

### CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, extractor fan.

### LIVING ROOM: 14'8 x 10'4 (4.47m x 3.15m )

Double glazed bay window to front, radiator, arch opening to:

### DINING ROOM: 8'9 x 8'7 (2.67m x 2.62m )

Double glazed French style doors to rear opening onto garden, radiator, doorway to:

### KITCHEN: 8'10 x 8'9 (2.69m x 2.67m )

Double glazed window to rear, range of matching 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 gas hob with extractor over and oven below, space and plumbing for fridge/freezer, washing machine and tumble dryer, part tiled walls, tiled floor.

### EXTERIOR:

#### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with planted beds and borders, timber storage shed, side access path and gate leading to front, rear access gate leading to:

#### GARAGE/PARKING:

Single garage located in block at rear with up and over door to front, power and light connected. There is also parking in front of the garage for 1 vehicle.

#### FRONTAGE:

Path leading to house surrounded by established mature gardens with an array of plants and shrubs throughout, side access gate leading to rear garden.

#### TENURE & COUNCIL TAX BAND:

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

#### AGENTS NOTES:

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.



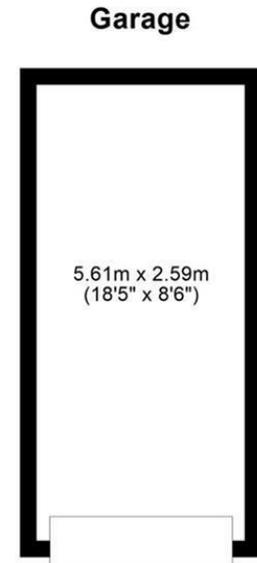
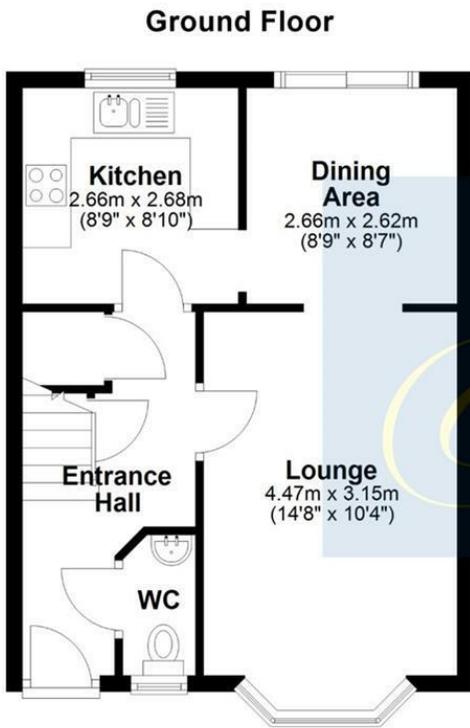
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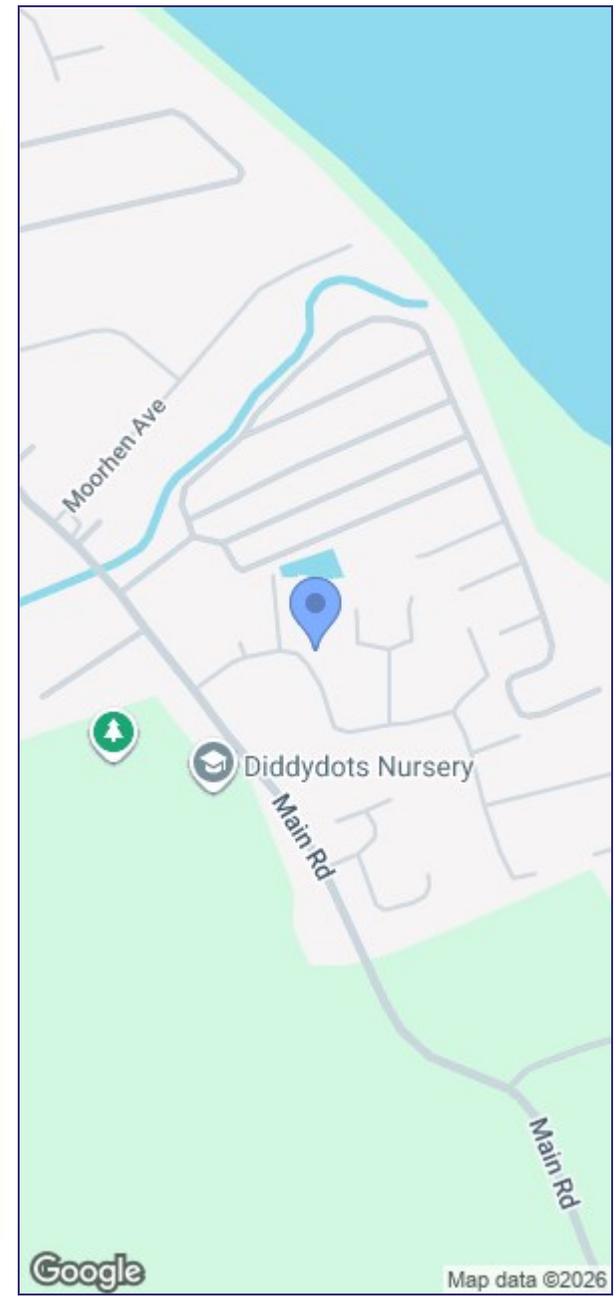
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**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE 79 SQ M 843 SQ FT**  
**GARAGE 14 SQ M 156 SQ FT**  
**TOTAL 93 SQ M 999 SQ FT**  
 This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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