



Medley Way, St Lawrence Bay CM0 7JZ
£350,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located in the river fronted village of St Lawrence Bay, well known for its sailing and river sports, sea and rural walks.

The village has a local shop, village hall, Park and two public houses/restaurants. For your additional needs and a rail link into London Liverpool street, Southminster is only 6 miles away.

This spacious four bedroom home offers on the ground floor a cloakroom/w/c, lounge, kitchen, dining room and a good size conservatory.

The first floor has four bedrooms with the principal bedroom having an en-suite, two bedrooms to the front both share river views and lastly the a family bathroom.

Externally the property has a god size garden and to the side its own drive to a garage with power, light and electric roller door.

Entrance hallway

Double glazed entrance door to a good size hallway with solid oak wooden flooring. Stairs to the first floor, radiator with decorative cover and two single built in storage cupboards.

Cloakroom/w/c

Close coupled w/c, pedestal hand wash basin, chrome heated towel rail and a double glazed window to the front.

Kitchen

11'9 x 9'9

Tiled flooring and a range of cream eye level units with underlighting and back tiling, matching base units and drawers with work surfaces over. Inset gas hob, stainless steel oven below, inset stainless steel sink, plumbing for washing machine and dish washer and space for a fridge/freezer.

Double glazed door and window to the conservatory and radiator.

Dining room

10'10 x 9'4

The dining room is a good size ideal for entertaining and again has a continuation of the solid oak wooden flooring from the hallway. Double glazed window to the front and radiator.

Lounge

14'1 x 10'11

Solid wooden oak flooring, tv point and a wooden fireplace surround with gas real flame effect fire.

Double glazed double doors to the rear garden and radiator.

Conservatory

13'2 x 9'8

Wood effect laminate flooring with underfloor heating, double glazed double doors to the rear, courtesy door to the garage.

Bedroom one

10'11 x 10'9

Two sets of double fitted wardrobes, two single fitted wardrobes with fitted matching bedside cabinets.

Double glazed window to the rear and radiator, ceiling fan with light.

En suite Walk in shower cubicle, pedestal hand wash basin, close coupled w/c, wall mounted mirrored cabinet, expel air, chrome heated towel rail.

Bedroom two

10'1 x 8'2

Another good size double room with fitted wardrobes to one wall, ceiling fan with light, radiator and a double glazed window to the rear.

Bedroom three

10'3 x 7'3

This double room has a double a double glazed window to the front with river views and radiator.

Bedroom four

7'4 x 6'6

A single room with a double glazed window to the front with river views and radiator.

Bathroom

Down lighting, tiled flooring and part tiled walls, panelled bath, pedestal hand wash basin, close coupled w/c, expel air, chrome heated towel rail and a double glazed window to the front.

Rear garden

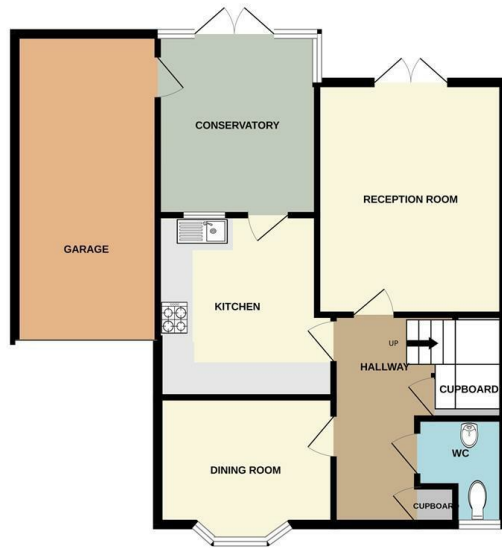
Commencing with a patio and double power sockets, laid to lawn with close board fencing.

Own drive to garage & frontage

The property has its own drive to garage with power/light and an electric roller door, with the remaining frontage also offering further parking.



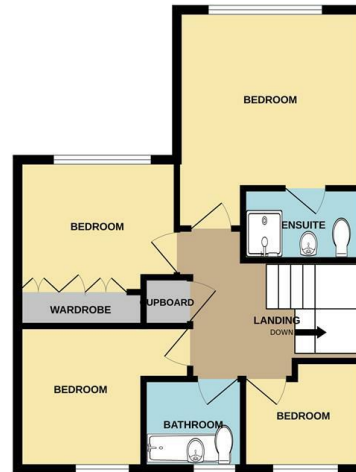
GROUND FLOOR



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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1ST FLOOR



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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