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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Mayland Quay, Mayland, Chelmsford, CM3 6GJ



GUIDE PRICE £390,000 - £400,000

Within easy walking distance of Maylandsea Bay and Blackwater Marina, and close to local shops, is this lovely two bedroom detached house. Having originally being configured as a three bedroom property, it currently offers a spacious kitchen/diner; 15' 3" lounge; conservatory; ground floor cloakroom; bedroom one with ensuite and further bedroom measuring 15' 3". This property also benefits from having underfloor heating throughout, a low maintenance rear garden, garage and off street parking for two vehicles.

EPC rating - C. Our ref: 16473

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Mayland Quay, Mayland, Chelmsford, CM3 6GJ

Accommodation comprises:

Entrance via obscure double glazed door to:

HALLWAY

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Doors to:

GROUND FLOOR CLOAKROOM

Two piece suite comprising close coupled w/c and vanity mounted hand wash basin. Extractor fan. Tiled floor.

KITCHEN/DINER 15' 3" x 10' 10" (4.65m x 3.3m)

Coved and skimmed ceiling with inset spotlights. Inset ceiling speakers. Double glazed window to front aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Extensively fitted with a range of base and eye level units with further pan drawers, and roll edged working surfaces. Inset ceramic one and a quarter bowl sink with chrome mixer tap. Inset four ring gas hob with extractor hood above. Built in electric oven. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher.



LOUNGE 15' 3" x 10' 10" (4.65m x 3.3m)

Coved and skimmed ceiling. Double glazed window to front aspect. Double glazed French style doors to CONSERVATORY. Understairs storage cupboard.

CONSERVATORY 10' 4" x 8' (3.15m x 2.44m)

Double glazed windows to three sides. Double glazed French style doors leading to REAR GARDEN. Wood effect laminate flooring.



FIRST FLOOR LANDING

Double glazed window to rear aspect. Loft access (we understand that the gas boiler is housed in the loft and was installed in 2020). Airing cupboard. Wood effect laminate flooring.

BEDROOM ONE 10' 10" x 10' 7" (3.3m x 3.23m)

Coved and skimmed ceiling. Double glazed window to rear aspect. Inset ceiling speakers. Built in wardrobe. Wood effect laminate flooring. Door to:



ENSUITE

Coved and skimmed ceiling with inset spotlights. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Extractor fan. Part tiled walls. Tiled floor.

BEDROOM TWO 15' 3" x 10' 10" (4.65m x 3.3m)

Formerly two rooms. Coved and skimmed ceiling. Double glazed windows to front and rear aspects. Fitted wardrobes.



BATHROOM

Coved and skimmed ceiling with inset spotlights. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and panelled bath with shower attachment. Extractor fan. Heated towel rail. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

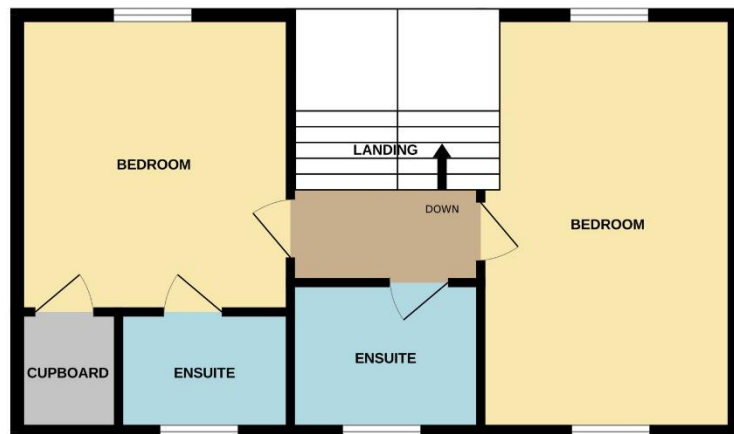
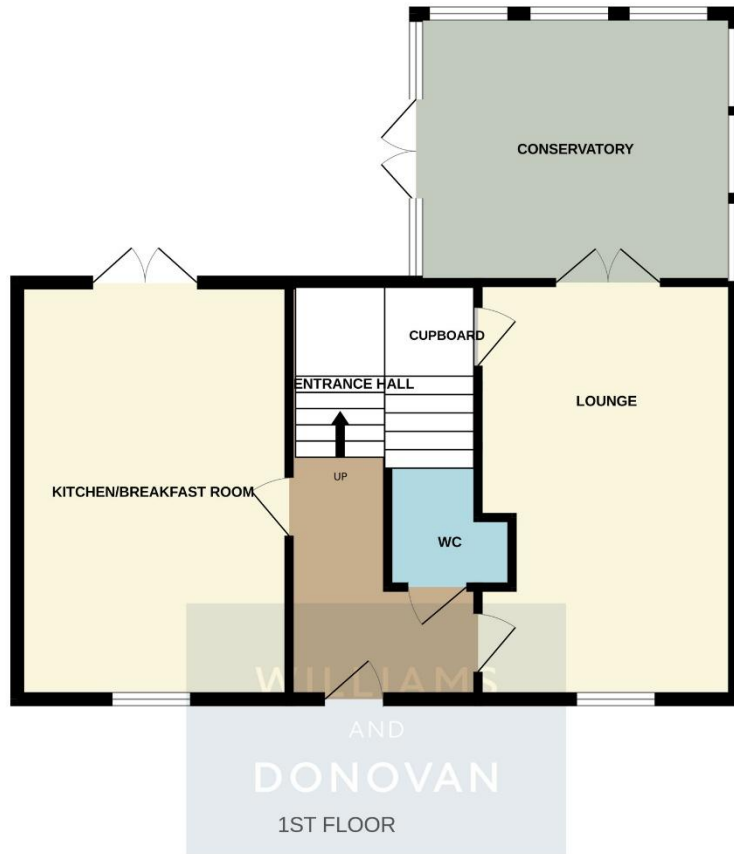
The property is situated on a corner and has an enclosed courtyard style garden with various shrubs to the FRONT and fencing surround.

The **REAR GARDEN** is mostly paved with various flower beds with further additional shrubs planted. Fencing to all boundaries. Gated access to driveway.

Driveway to **GARAGE** with up and over door. Power and lighting and off street parking for two vehicles.



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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