

CURTIS O'BOYLE

Sales & Lettings

Heron Way, Mayland

CM3 6TP





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offers in excess of £425,000

Detached family home with double garage situated within the popular riverside village of Maryland. The wide frontage provides ample off street parking, ideal for a boat or motorhome. Accommodation includes a lounge, dining room, study, fitted kitchen and ground floor WC. To the first floor are four bedrooms, ensuite and family bathroom. Enclosed rear garden.

ENTRANCE HALL Double glazed entrance door to front. Double glazed window to side. Stairs to first floor. Wood effect flooring. Doors to :-

STUDY 7' 10" x 7' 6" (2.39m x 2.29m) Double glazed window to front. Wood effect flooring

CLOAKROOM Obscure double glazed window to side. Two piece white suite comprising pedestal wash hand basin with tiled splashbacks and low level WC. Tiled flooring.

KITCHEN 9' 2" x 7' 10" (2.79m x 2.39m) Double glazed window to rear. Double glazed door leading to rear garden. Modern black units fitted to eye and base level with solid oak work surfaces. Inset stainless steel sink with drainer. Tiled splashbacks. Four ring hob with extractor hood over. Integrated double electric oven, fridge-freezer, dishwasher and washing machine. Tiled flooring.

DINING ROOM 11' 5" x 9' 6" (3.48m x 2.9m) Double glazed bay window to front. Coved ceiling. Wood effect flooring. Radiator. Opening to :-

LOUNGE 14' 9" x 11' 5" (4.5m x 3.48m) Double glazed sliding door leading to rear garden. Coved ceiling. Feature electric fireplace. Wood effect flooring with underfloor heating.

FIRST FLOOR LANDING Access to loft space via hatch. Airing cupboard. Stairs to ground floor. Doors to :-

BEDROOM ONE 12' 1" x 9' 10" (3.68m x 3m) Double glazed window to front. Built in wardrobes. Door to :-

ENSUITE Obscure double glazed window to side. Three piece suite comprising shower cubicle with attachments, vanity wash hand basin and low level WC. Tile effect flooring.

BEDROOM TWO 10' 2" x 9' 2" (3.1m x 2.79m) Double glazed window to front. Built in wardrobe.

BEDROOM THREE 11' 1" x 7' 10" (3.38m x 2.39m) Double glazed window to rear.

BEDROOM FOUR 11' 1" x 7' 6" (3.38m x 2.29m) Double glazed window to rear.

BATHROOM Obscure double glazed window to side. Refitted three piece suite comprising panelled bath with shower attachments, low level WC and pedestal wash hand basin. Part tiled walls. Tiled flooring.

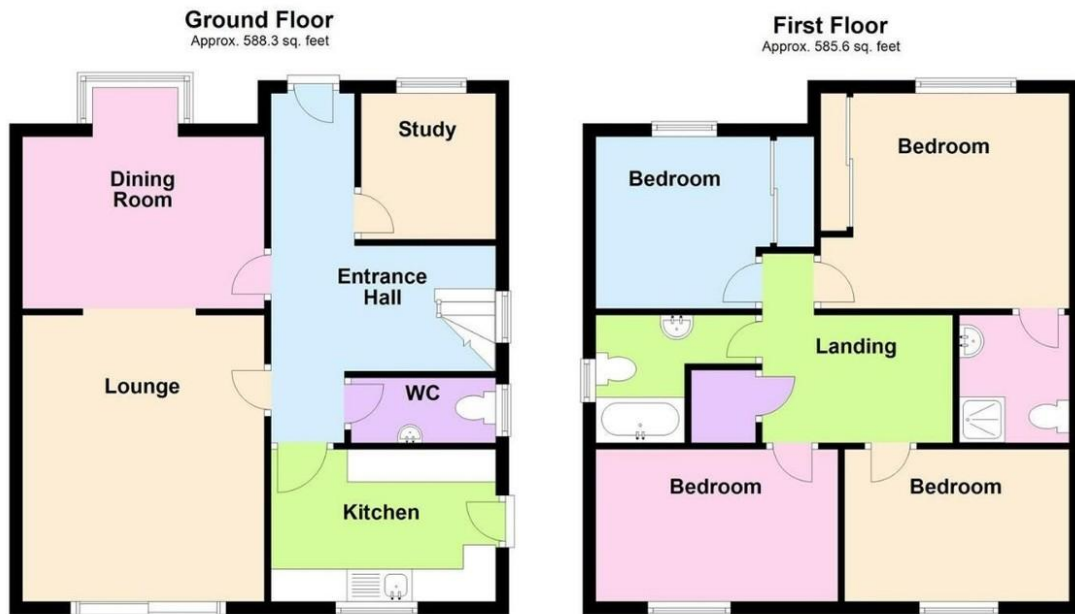
FRONTAGE Tarmac driveway providing off road parking for numerous vehicles with the remainder laid to lawn. Pathway leading to entrance door. Access to rear garden via side gate. Outside lighting.

DOUBLE GARAGE 16' 8" x 15' 5" (5.08m x 4.7m) Up and over doors. Power and lighting connected.

REAR GARDEN Paved patio seating area with the remainder laid to lawn with various decorative flowers, trees and shrubs. Fenced to boundaries. Access to frontage via side gate. Outside lighting.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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