

Mayland Quay, Mayland
CM3 6GJ

CURTIS O'BOYLE

Sales & Lettings





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£400,000

Modern and well presented detached house situated within walking distance of river Blackwater and local amenities. Originally designed as a three bedrooms it is currently laid out with a large double bedroom which could be split back into two. Further accommodation includes and ensuite and family bathroom, ground floor wc, lounge, modern fitted kitchen and double glazed conservatory. Driveway and detached garage, paved low maintenance rear garden. The property has underfloor heating throughout and double glazing.

ENTRANCE HALL Obscure double glazed entrance door, coved to smooth ceiling stairs to first floor.

WC Extractor fan, close coupled WC, vanity wash hand basin, tiled floor.

KITCHEN/DINER 15' 3" x 10' 10" (4.65m x 3.3m) Double glazed window to front to front aspect, double glazed French doors to rear garden, coved to smooth ceiling with inset downlighters, ceiling speakers, one and a quarter bowl ceramic sink unit with mixer tap inset into work tops, integrated dishwasher and washing machine, built in electric oven and four ring gas hob with hood above.

LOUNGE 15' 3" x 10' 10" (4.65m x 3.3m) Double glazed window to front aspect, double glazed French doors to conservatory, coved to smooth ceiling, understairs cupboard.

CONSERVATORY 10' 4" x 7' 11" (3.15m x 2.41m) Double glazed to three aspect, double glazed French doors to rear garden, wood effect laminated flooring.

FIRST FLOOR LANDING Double glazed window to rear aspect, loft access (housing Gas Boiler installed in 2020) airing cupboard, wood effect laminated flooring.

BEDROOM 10' 10" x 10' 7" (3.3m x 3.23m) Double glazed window to rear aspect, coved to smooth ceiling, ceiling speakers, wood effect laminated flooring, built in wardrobe.

ENSUITE Obscure double glazed window to front aspect, heated towel rail, coved to smooth ceiling with inset downlighters, extractor fan, shower cubicle, pedestal wash hand basin, close coupled WC, tiled floor, part tiled walls.

BEDROOM 15' 3" x 10' 10" (4.65m x 3.3m) Double glazed windows to front and rear aspects, coved to smooth ceiling, fitted wardrobes.

BATHROOM Obscure double glazed window to front aspect, heated towel rail, coved to smooth ceiling with inset downlighters, extractor fan, panelled bath with mixer tap and shower attachment, close coupled WC, vanity wash hand basin, tiled floor and part tiled walls.

REAR GARDEN Mostly paved, panelled fencing, gated side access to DRIVEWAY.

GARAGE Up and over door, door to side, power and light connected.



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

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	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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