

CURTIS O'BOYLE

Sales & Lettings



Imperial Avenue, Mayland

CM3 6TT

# Imperial Avenue, Mayland CM3 6TT £525,000



An extended four-bedroom detached house occupying a desirable position with open fields to the side and rear, enjoying far-reaching views across the estuary. The property offers excellent potential and would now benefit from updating, making it an ideal project for a purchaser seeking to create a bespoke family home.

The accommodation is well-proportioned and includes a spacious lounge with views over the rear garden, a separate dining room, and a kitchen/breakfast room. Additional ground floor features include a WC. To the first floor, the principal bedroom benefits from an en-suite shower room and a private balcony enjoying attractive river views. There are three further bedrooms and a family bathroom, which is currently incomplete.

Externally, the property enjoys a rear garden measuring approximately 65 feet and backs directly onto open fields, leading to Mundon Creek, providing picturesque countryside and riverside walks. Further benefits include a double garage and ample outdoor space, all set in a peaceful and scenic location.

**ENTRANCE HALL** Obscure double glazed entrance door, textured and coved ceiling, radiator, stairs to first floor.

**DINING ROOM** 18' 0" x 9' 10" (5.49m x 3m)  
Double glazed French doors to rear, double glazed window to front, radiator, textured and coved ceiling, feature fireplace, glazed French doors to lounge.

**LOUNGE** 18' x 12' 8" (5.49m x 3.86m)  
Double glazed window to front, double glazed French doors to garden, double glazed window to side, textured and coved ceiling, radiator.

**KITCHEN/BREAKFAST ROOM** 17' 10" x 9' 10" (5.44m x 3m) > 7' 7" (2.31m)  
Double glazed bay window to front, double glazed window to rear, double glazed door to side, radiator, textured and coved ceiling, tiled floor, tiled splashbacks, fitted base and wall units, built in electric double oven

and four ring gas hob, one and a quarter bowl sink unit with mixer tap inset into worktops, space for washing machine.

**WC** Obscure double glazed window to rear, textured and coved ceiling, close coupled WC, vanity wash hand basin.

**LANDING** Double glazed window to rear, textured and coved ceiling, loft access, airing cupboard housing gas boiler and hot water tank.

**BEDROOM ONE** 12' 11" x 12' 5" (3.94m x 3.78m) + 5' 7" x 5' 1" (1.7m x 1.55m)  
Double glazed window to front, double glazed sliding patio door to balcony with river views, textured and coved ceiling, radiator, fitted wardrobes.

**ENSUITE** Obscure double glazed window to rear, radiator, textured ceiling, fitted tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiled splashbacks, extractor fan.

**BEDROOM TWO** 14' 2" x 9' 9" (4.32m x 2.97m)  
Two double glazed windows to front, textured and coved ceiling, radiator, fitted wardrobes.

**BEDROOM THREE** 9' 10" x 8' (3m x 2.44m)  
Double glazed windows to front and side, textured and coved ceiling, fitted wardrobes.

**BEDROOM FOUR** 9' 10" x 4' 11" (3m x 1.5m)  
Double glazed window to rear aspect, textured and coved ceiling, radiator.

**BATHROOM (INCOMPLETE)** 7' 8" x 6' 6" (2.34m x 1.98m)  
Double glazed window to rear, radiator, bath.

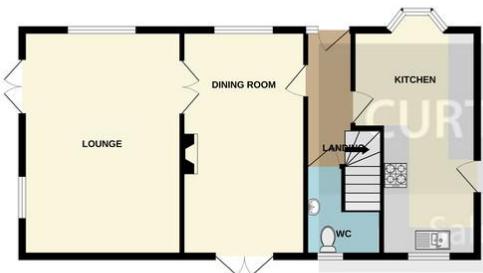
**GARDEN** 65' (19.8m) approx. in length. Paved patio area extending to rear of house and side access, laid to lawn, fields to side and rear.

**DOUBLE GARAGE** Up and over door, door and window to side, driveway parking in front.



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

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq ft. (120.8 sq.m.) approx.  
Whilst every attempt has been made to ensure accuracy of description, we have no responsibility for any errors or omissions. Measurements of rooms, floors, 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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AWAITING EPC



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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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