

**Heron Way, Mayland Chelmsford CM3 6TP** 

## Welcome to

# **Heron Way, Mayland Chelmsford**

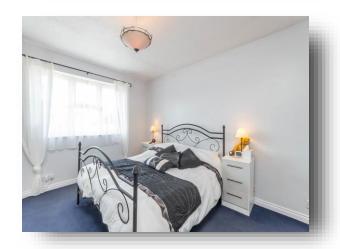
\*\*COMPLETE ONWARD CHAIN - MOTIVATED VENDOR\*\* A MODERN DETACHED HOME presented in excellent order throughout with WELL PROPORTIONED GARDEN, occupying an ENVIABLE CORNER PLOT with DOUBLE GARAGE AND AMPLE DRIVEWAY in the popular WATERSIDE VILLAGE of Mayland, with its LOCAL SHOPS & SCHOOL.













#### **Entrance**

Part glazed door to :-

#### **Entrance Hall**

Double glazed UPVC window to side, stairs rising to first floor, storage heater, doors to :-

#### Cloakroom

Double glazed UPVC window to side, white suite comprising of low level WC and wall mounted basin.

## Study

7' 10" x 7' 6" Max ( 2.39m x 2.29m Max ) Double glazed UPVC window to front.

## Lounge

14' 9" x 11' 5" ( 4.50m x 3.48m ) Patio door to rear opening to the garden, centrepiece electric fireplace, open to :-

## **Dining Room**

11' 5" x 9' 6" Max ( 3.48m x 2.90m Max ) Double glazed UPVC box window to front, storage heater.

#### Kitchen

9' 2" x 7' 10" ( 2.79m x 2.39m )

Double glazed UPVC window to rear and door to side, modern fitted kitchen comprising of stainless steel sink and drainer set in wooden work surfaces with tiled splashbacks and range of eye and base level units with a range of integrated appliances.

#### First Floor

## Landing

Loft access, airing cupboard, doors to :-

#### **Bedroom One**

12' 1" x 9' 10" ( 3.68m x 3.00m )
Double glazed UPVC window to front, fitted wardrobes, door to :-

#### **Ensuite**

Double glazed UPVC window to side, suite comprising of shower, low level WC and vanity basin.

#### **Bedroom Two**

11' 1" x 7' 10" (  $3.38m \times 2.39m$  ) Double glazed UPVC window to rear.

#### **Bedroom Three**

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

#### **Bedroom Four**

10' 2" x 9' 2" Max ( 3.10m x 2.79m Max ) Double glazed UPVC window to front, built in wardrobes

#### **Bathroom**

Double glazed UPVC window to side, modern white suite, comprising of free-standing, low level WC and pedestal basin, part tiled walls.

#### Outside

#### Front

Laid to lawn with mature shrubs and trees, driveway providing off road parking for several vehicles, leading to the garage, gated side access to:-

#### **Rear Garden**

Enclosed by panel fence, laid to lawn with mature shrubs and patio seating area.

#### **Double Garage**

Double garage with two up and over doors, power and lighting.





## Welcome to

# Heron Way, Mayland Chelmsford

- Corner Plot
- Double Garage
- Contemporary Kitchen & Bathroom
- Three Reception Rooms
- Local Shops & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104082



Property Ref: MLN104082 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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