



**The Drive, Mayland Chelmsford CM3 6AB**



**Welcome to**

**The Drive, Mayland Chelmsford**

OFFERING FANTASTIC POTENTIAL in the DESIRABLE VILLAGE of Mayland with it's WEALTH OF LOCAL AMENITIES is this generously proportioned bungalow, offering over 1000 SQ FT OF ACCOMMODATION with a well-proportioned plot, GARAGE AND HORSE SHOE DRIVE.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Part glazed entrance door to :-

## Entrance Hall

Doors to:-

## Lounge

18' 4" x 13' 5" Max ( 5.59m x 4.09m Max )

## Inner Hall

Doors to:-

## Kitchen

17' 4" x 9' 2" Max ( 5.28m x 2.79m Max )

Windows to front and side, fitted kitchen comprising one and a half bowl sink & drainer set in roll top surfaces with range of eye and base level units, built in double oven, separate hob with extractor over, space for further appliances, door to :-

## Utility Room

10' 9" x 8' 2" ( 3.28m x 2.49m )

Sink & drainer set in tiled work surfaces with range of eye and base level units and space for appliances, open to breakfast room, rear hallway with doors to :-

## Store Room

8' 2" x 6' 6" ( 2.49m x 1.98m )

Door to rear garden.

## Cloakroom

White suite comprising low level WC and hand basin.

## Breakfast Room

15' 8" x 8' 2" ( 4.78m x 2.49m )

Door to side accessing the driveway.

## Shower Room

6' 6" x 6' 6" ( 1.98m x 1.98m )

Window to side, modern suite comprising corner shower, low level WC and contemporary pedestal basin, fully tiled walls.

## Bedroom One

11' 5" x 10' 9" ( 3.48m x 3.28m )

Window to rear.

## Bedroom Three

8' 2" x 8' 2" ( 2.49m x 2.49m )

Window to side.

## Dining Room

11' 5" x 10' 9" Max ( 3.48m x 3.28m Max )

Open to :-

## Garden Room

9' 10" x 7' 10" ( 3.00m x 2.39m )

Windows to side and rear overlooking the garden, open to :-

## Study/Bedroom Two

10' 5" x 7' 6" ( 3.17m x 2.29m )

Window and door to rear opening onto the garden.

## Outside

### Front

Shingle in and out driveway providing convenient off road parking for several vehicles leading to the garage, remainder laid to lawn with mature Damson plum tree. Side access to :-

### Rear Garden

Extending to approx. 80 ft, enclosed by fencing and featuring raised decked areas at each end, with a large summerhouse to remain. Remainder laid to lawn and flint stone chips, with range of mature shrub borders and beds.

### Garage

Up and over door.



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## Welcome to

### The Drive, Mayland Chelmsford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Garage & Horse Shoe Drive
- Large Detached Bungalow

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

Guide Price

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104308 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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