



B E **BAKER ESTATES**
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

63 West Avenue, Mayland, CM3 6AE
Offers in excess of £600,000

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Some More Information

From the entrance door you lead into the entrance hall where stairs rise to the first floor and doors give access to all of the ground floor accommodation. The kitchen is located to the rear of the property fitted with a range of eye and base level cupboards beneath rolled edge work surfaces, spaces for freestanding range cooker & dishwasher with a window overlooking the rear garden, a door leads around adjacent to the boiler cupboard and into the utility room which also has space for washing machine & tumble dryer beneath further worksurface with space and plumbing for an American Fridge Freezer, beyond the kitchen is the formal dining room with serving hatch to kitchen and window overlooking the rear garden.

Adjacent to the dining room is the family room with window to the side and sliding patio doors leading out to the paved patio. To the front of the property the L shaped sitting room has two windows to the front elevation one of which is an Oriel bay window, and completing the ground floor accommodation is separate cloakroom with W.C. and wash hand basin adjacent to the 4 piece family bathroom comprising panel enclosed bath, separate shower cubicle low level W.C. and wash hand basin.

To the first floor the central landing gives access to all rooms, including bedroom one with its window to rear, central dressing area with wardrobe and to the front a large en-suite with walk in shower tray with Aqualisa remote control shower, vanity wash hand basin and concealed cistern W.C. along with electric underfloor heating. Bedroom two has wall to wall wardrobes with mirror sliding doors and window to the rear, whilst bedroom three also has a window overlooking the rear garden and fields beyond. Bedrooms four and five both have windows to the front elevation.

Externally

The property benefits from an in-out driveway providing parking for multiple vehicles and in turn leading to the attached single garage with side hung doors. To the side of the property a wide path leads around to the rear of the property where there is an extensive paved patio raised well style fishpond and dwarf walls

with pedestrian openings leads on to the remainder of the garden which is predominantly laid to lawn with two sheds and green house as well as an area with raised beds for vegetable planting. Located to the rear of the garage and accessed from the patio there is a timber constructed summer house / office with power and light connected. At the foot of the garden an established hedge gives way to the open farmland with views over these fields and trees right to the horizon at Mayland Hill.

Location

Located in the village of waterside village of Maylandsea, which benefits from the Ofsted rated "Good" Maylandsea County Primary School, this well serviced village, has restaurants, bars and shopping facilities, along with two sailing clubs and a mile of walks along the seawall which can be accessed at multiple points throughout the village. Maylandsea is serviced by the nearby Historic Quay side town of Maldon which is located 7.6 miles from the property and offers a number of independent and national high street retailers as well as supermarkets and restaurants.

Entrance Hall

Sitting Room

19'3" x 15'0" max (5.87m x 4.57m max)

Kitchen

12'1" x 11'10" (3.68m x 3.61m)

Utility Room

7'10" x 5'8" (2.39m x 1.73m)

Dining Room

12'1" x 9'8" (3.68m x 2.95m)

Family Room

12'10" x 12'2" (3.91m x 3.71m)

Bathroom

7'10" x 5'6" (2.39m x 1.68m)

WC

7'10" x 3'0" (2.39m x 0.91m)

Bedroom One

10'7" x 9'2" (3.23m x 2.79m)

Dressing Room

9'3" x 4'6" (2.82m x 1.37m)

En-suite

10'7" x 7'0" (3.23m x 2.13m)

Bedroom Two

11'8" x 9'2" (3.56m x 2.79m)

Bedroom Three

12'8" x 8'6" max (3.86m x 2.59m max)

Bedroom Four

10'5" x 8'6" (3.18m x 2.59m)

Bedroom Five

8'6" x 7'1" (2.59m x 2.16m)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Mains Electric

Oil Fired Central Heating

Mains Water

Mains Drainage

Construction Type - We understand the property to be predominantly of brick construction with timber dormers to front and rear. The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

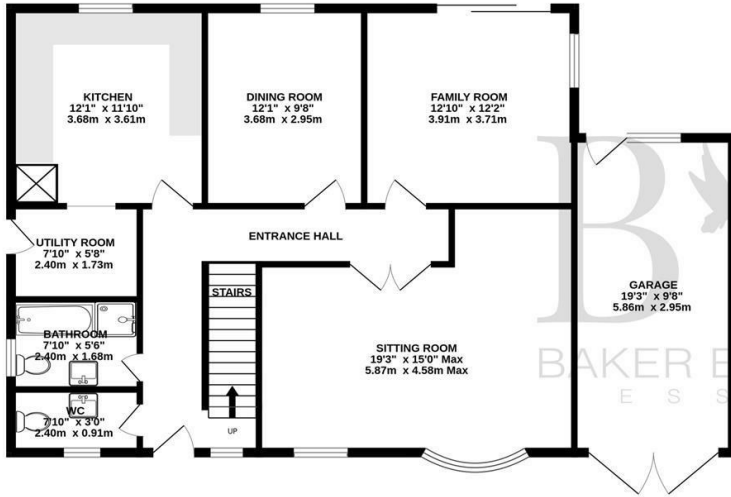
Broadband Availability - We understand that ultrafast broadband is available via Openreach connections.

Mobile Coverage - Likely mobile coverage is available indoors and outdoors from the four main mobile providers (details obtained from Ofcom April 2024).

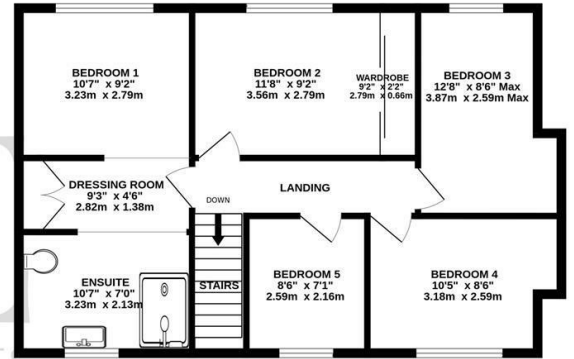
Flood risk in the property location is considered a Very Low Risk from rivers, sea and surface water, along with unlikely flooding from Groundwater and Reservoirs. (Gov.uk Flood Map April 2024).



GROUND FLOOR
1122 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1804 sq.ft. (167.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.