

Paul Mason Associates



Paul Mason Associates  
Sales Lettings Development Investment  
**for sale**  
01621 742310  
[www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

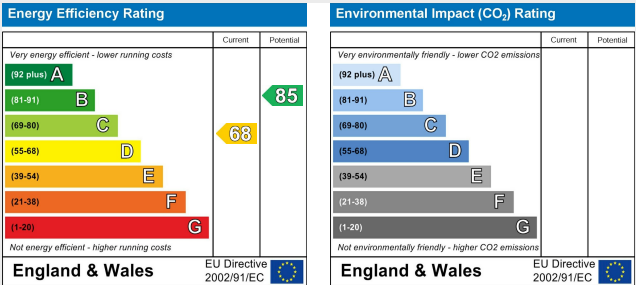
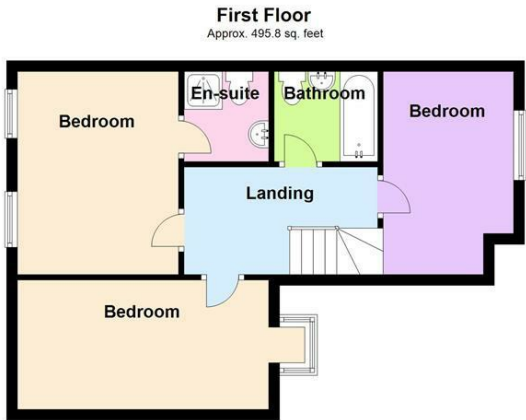
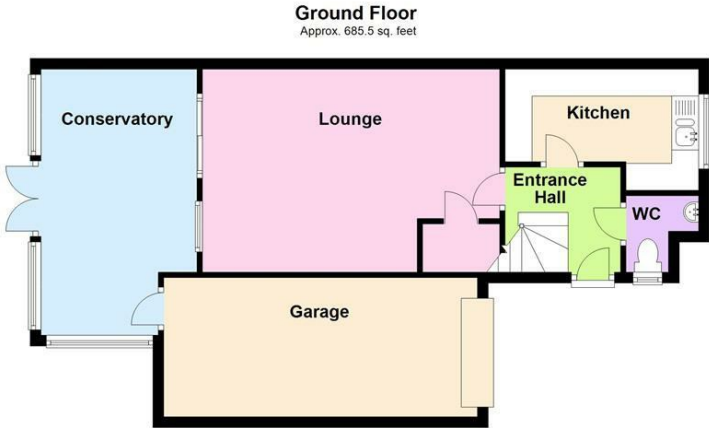
Teal Avenue, Mayland, Essex, CM3 6TU  
Offers over £345,000



- Three Double Bedrooms
- En-Suite to Bedroom One
- Integral Garage
- Off-Road Parking
- Village Location
- Conservatory
- Lounge
- Main Bathroom and Ground Floor Cloakroom
- Spacious Accommodation Throughout
- EPC- TBC

Located in the beautiful waterside village of Mayland is this spacious three bedroom semi-detached house with a driveway and garage. Mayland is a village within the Dengie Peninsular, just off the coast of the River Blackwater which provides views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, a doctors and primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation comprises an entrance hall leading to the lounge, kitchen and cloakroom, there is also a large conservatory to the rear on the ground floor. The stairs situated in the entrance hall lead up to a landing with doors to all three double bedrooms and main bathroom; bedroom one also benefits from an en-suite. Externally, the property has a good size rear garden which is mainly laid to lawn with some shrubbery. Viewings come recommended to appreciate the property on offer.



### Distances

Maylandsea Primary School -  
0.5 miles  
Althorne Train Station - 4.1 miles  
Maldon High Street - 7.2 miles  
London Southend Airport - 21.7  
miles

All mileages are approximate

### ACCOMMODATION

#### Entrance Hall

2.2m x 2.2m (7'2" x 7'2")  
Entrance door to side. Stairs to  
first floor. Radiator. Doors to :-

#### Cloakroom

1.5m x 1.3m (4'11" x 4'3")  
Double glazed window to side.  
Two piece suite comprising low  
level WC and wash hand basin.  
Wood effect flooring. Radiator.

#### Kitchen

3.6m x 2.3m (11'9" x 7'6")  
Double glazed window to front.  
Wooden units fitted to eye and  
base level with laminate work  
surfaces. Stainless steel 1 1/2  
sink and drainer. Part tiled walls.  
Space for cooker, washing  
machine and fridge-freezer.  
Part tiled walls. Wood effect  
flooring. Radiator.

#### Lounge

5.5m x 3.8m (18'0" x 12'5")  
Double glazed window to rear.  
Coved ceiling. Built in storage  
cupboard. TV point. Radiator.  
Sliding doors leading to :-

#### Conservatory

5.2m x 3.1m (17'0" x 10'2")  
Double glazed windows to rear  
and sides. Double glazed  
French doors leading to rear  
garden. Wood effect flooring.  
Radiator. Door to :-

#### Integral Garage

5.6m x 2.5m (18'4" x 8'2")  
Up and over door to front.  
Power and lighting connected.  
Wall mounted boiler.

### FIRST FLOOR

#### Landing

3.5m x 2.0m (11'5" x 6'6")  
Access to loft hatch. Stairs to  
ground floor. Airing cupboard  
housing hot water cylinder.  
Doors to :-

#### Bedroom One

3.7m x 3.0m (12'1" x 9'10")  
Two double glazed windows to  
rear. Radiator. Door to :-

#### En-Suite

1.8m x 1.4m (5'10" x 4'7")  
Three piece suite comprising  
shower cubicle with

attachments, pedestal wash  
hand basin and low level WC.  
Wood effect flooring. Radiator.

#### Bedroom Two

5.2m x 2.4m (17'0" x 7'10")  
Double glazed window to front.  
TV point. Radiator.

#### Bedroom Three

3.8m x 2.5m (12'5" x 8'2")  
Double glazed window to front.  
Radiator.

#### Family Bathroom

2.0m x 1.7m (6'6" x 5'6")  
Three piece suite comprising  
panelled bath with attachments,  
pedestal wash hand basin and  
low level WC. Part tiled walls.  
Wood effect flooring. Radiator.

#### Rear Garden

Laid to lawn. Fenced to  
boundaries. Timber shed to  
remain. Access to frontage via  
side gate. Outside lighting.

#### Frontage

Tarmac driveway providing off  
road parking for 2 vehicles.  
Access to garage. Access to  
entrance door. Outside tap.  
Access to rear garden via side  
gate. Outside lighting. Hedge to  
front.

#### Services

Gas - Mains

Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Mains

#### Viewings.

Strictly by appointment only  
through the selling agent Paul  
Mason Associates on 01621  
742310.

#### Important Notices.

We wish to inform all  
prospective purchasers that we  
have prepared these particulars  
including text, photographs and  
measurements as a general  
guide. Room sizes should not be  
relied upon for carpets and  
furnishings. We have not  
carried out a survey or tested  
the services, appliances and  
specific fittings. These  
particulars do not form part of a  
contract and must not be relied  
upon as statement or  
representation of fact.



**Paul Mason** Associates

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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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