

Paul Mason Associates



Wembley Avenue, Mayland, Essex, CM3 6AY

Guide price £425,000

- Detached House
- Spacious Accommodation Throughout
- Three Double Bedrooms
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Family Bathroom & En-Suite
- Village Location
- Large Rear Garden
- Off Road Parking
- EPC - B

This well presented three bedroom detached house benefiting from 2 years remaining on its NHBC guarantee is located in the waterside village of Mayland. The village is 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, doctors and a primary school. There are also a variety of 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 an open plan kitchen/dining room, utility room, study/snug room, lounge and a cloak room on the ground floor. To the first floor there is a landing, bedroom one with an en-suite, and two further double bedrooms with a fitted family bathroom.

Externally, the property is set back from the road with a large well maintained rear garden with various out buildings. To the front there is a driveway with parking for numerous vehicles. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..

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Energy Efficiency Rating	
Current	Potential
83	93

Environmental Impact (CO ₂) Rating	
Current	Potential

Distances

Maldon Town Centre - 8.2 miles

Mayland Primary School - 0.3 miles

Althorne Railway Station - 4.2 miles

Chelmsford City Centre - 16.2 miles

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part glazed entrance door to side. Inset spotlights. Stairs to first floor with storage cupboard below. Wood effect flooring. Radiator. Doors to :-

Cloakroom

Obscure double glazed window to side. Inset spotlights. Two piece suite comprising vanity wash hand basin and low level WC. Part tiled walls and tiled flooring. Radiator.

Open Plan Kitchen/Dining Room

5m x 4.2m (16'4" x 13'9")
Double glazed window to rear. Fully glazed door leading to rear garden. Modern sage colored units fitted to eye and base level with stone effect work surfaces. Inset 1 1/2 sink and drainer. Tiled splash-backs. Integrated dishwasher and fridge/freezer. Space for Range style five ring gas hob with triple electric oven.

Inset spotlights. Tiled flooring. Radiator. Door to :-

Utility Room

Double glazed window to side. Wooden units to eye and base level with laminate work surfaces. Space for washing machine and dryer. Water softener. Tiled flooring. Radiator.

Snug/Study

3.6m x 2m (11'9" x 6'6")
Double glazed window to front & side with wooden shutters. Radiator.

Lounge

5.2m x 3.8m (17'0" x 12'5")
Double glazed window to front with wooden shutters. Feature log burner. Radiator.

FIRST FLOOR

Landing

Velux window to side. Inset spotlights. Stairs to ground floor. Storage cupboard. Doors to :-

Bedroom One

3.8m x 3.8m (12'5" x 12'5")
Double glazed window to front with wooden shutters. Built in storage cupboards. Radiator. Door to :-

En-suite

Velux window to side. Three piece suite comprising shower cubicle with attachments, low level WC and vanity wash hand basin. Inset

spotlight. Fully tiled walls and tiled flooring.

Bedroom Two

4m x 3.5m (13'1" x 11'5")
Double glazed window to rear with wooden shutters. Inset spotlights. Built in wardrobes and chest of drawers. Radiator.

Bedroom Three

4.1m x 2.4m (13'5" x 7'10")
Velux window to front & rear. Access to loft hatch. Radiator

Family Bathroom

Two velux windows to side. Three piece suite comprising panelled bath and shower attachments, low level WC and vanity wash hand basin. Inset spotlight. Fully tiled walls and tiled flooring. Heated chrome towel rail.

EXTERIOR

Rear Garden

Mainly laid to lawn with a variety of flowers, trees and shrubbery. Large paved seating area. Fenced boundaries. Outside lighting. Outside sockets. Outside tap. Timber shed to remain. Access to both sides of the house via side gates.

Summer House

Windows to front. Entrance door to front. Power & light connected.

Workshop

Window to side. Entrance door to front. Power & light connected.

Frontage

Blocked paved driveway providing parking for numerous vehicles. Outside lighting. Access to entrance door to side. Access via both sides of the house to rear garden.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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





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