

Paul Mason Associates



Teal Avenue, Mayland, Essex, CM3 6TU

Guide price £475,000

- Spacious Accommodation Throughout
- Open Plan Lounge/Kitchen/Diner
- Lounge
- Re-fitted Family Bathroom & En-Suite
- Double Bedrooms
- Cloakroom & Utility Room
- Landscaped Rear Garden
- Driveway
- Single Garage
- EPC - C

This immaculate four double bedroom detached house is located in Mayland, a village within the Dengie Peninsular and 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 shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation comprises a large hallway, lounge/diner, fitted kitchen/breakfast room and a fitted cloakroom. To the first floor there is a landing providing access to bedroom one which benefits from a re-fitted three piece bathroom suite. Externally to the front of the property there is a driveway with parking for two/three vehicles as well as a single garage. To the rear/side, the property has a well maintained rear garden which is mainly laid to lawn with a patio seating area. 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	88
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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

GROUND FLOOR

Entrance Hall

Composite entrance door with double glazed window to front.

Storage cupboard. Stairs to first

floor. Tiled flooring. Radiator.

Solid oak doors to :-

Lounge

6.4m x 3.5m (20'11" x 11'5")

Double glazed windows to front

and side. Double glazed bay

window to side. Tiled flooring.

Radiator.

Cloakroom

Refitted two piece suite

comprising low level WC and

pedestal wash hand basin. Part

tiled walls. Tiled flooring. Heated

chrome towel rail.

Kitchen/Breakfast Room

6.4m x 3.5m (20'11" x 11'5")

Double glazed window to front

and side. Double glazed French

doors leading to rear garden.

Units fitted to eye and base level with wood effect work surfaces.

1 1/2 sink and drainer. Tiled

splashbacks. Four ring gas hob

with extractor hood over. Double

electric oven. Fridge-freezer.

Dishwasher. Tiled flooring.

Radiator. Solid oak door to :-

Utility Room

1.9m x 1.9m (6'2" x 6'2")

Part glazed door to side. Units

fitted to eye and base level with

wood effect work surfaces. Inset

sink and drainer. Tiled

splashbacks. Space for washing

machine. Tiled flooring.

Radiator.

FIRST FLOOR

Landing

Access to loft space via hatch.

Stairs to ground floor. Airing

cupboard. Oak doors to :-

Master Bedroom

4.5m x 3.5m (14'9" x 11'5")

Double glazed duel aspect

windows to front and side.

Radiator. Oak door to :-

En-Suite

Obscure double glazed window

to front. Refitted three piece

suite comprising shower with

attachments, low level WC and

pedestal wash hand basin. Fully

tiled walls and flooring. Heated

chrome towel rail.

Bedroom Two

3.5m x 3.4m (11'5" x 11'1")

Double glazed duel aspect

windows to front and side.

Radiator.

Bedroom Three

3.3m x 2.7m (10'9" x 8'10")

Double glazed window to side.

Radiator.

Bedroom Four

2.5m x 2.3m (8'2" x 7'6")

Double glazed window to side.

Storage cupboard. Radiator.

Family Bathroom

Obscure double glazed window

to rear. Three piece suite

comprising panelled bath with

shower attachments, low level

WC and pedestal wash hand

basin. Fully tiled walls and

flooring. Heated chrome towel

rail.

EXTERIOR

Rear Garden

Paved patio seating area with

the remainder laid to lawn.

Outside lighting. Access to

frontage/driveway via side gate.

Frontage

Shingle driveway providing off

road parking for two-three cars.

Path leading to entrance door.

Hedged to boundaries. Outside

lighting. Access to single

garage.

Single Garage

Power and lighting connected.

Up and over door.

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

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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