

Paul Mason Associates



Imperial Avenue, Mayland, CM3 6AQ

Guide price £535,000

- Detached House
- Spacious Accommodation Throughout
- Two Reception Rooms
- Utility Room
- Four Double Bedrooms
- Fitted Family Bathroom
- Rear Garden
- Block Paved Driveway
- Village Location
- EPC - E

This well presented four bedroom detached house is located within Mayland, 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, 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 generous hallway, lounge, dining room, fitted kitchen, utility room, and a fitted cloakroom. To the first floor there is a landing providing access to four double bedrooms and a fitted three piece bathroom suite.

Externally there is a block paved driveway with parking for numerous vehicles to the front of the property. To the rear, the property has a well maintained rear garden which is mainly laid to lawn with an inset pond and benefits from plenty of seating areas including a block paved patio, raised decked area and raised timber pergola covered with a slate roof. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..



Ground Floor
Approximate Floor Area
623 sq. ft.
(57.9 sq. m)



First Floor
Approximate Floor Area
707 sq. ft.
(65.7 sq. m)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	74
(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	

ACCOMMODATION

GROUND FLOOR

Hallway

4.6m x 3.2m (15'1" x 10'5")

Utility Room

2.4m x 2.0m (7'10" x 6'6")

Cloakroom

1.8m x 1.0m (5'10" x 3'3")

Kitchen

3.5m x 2.9m (11'5" x 9'6")

Dining Room

3.3m x 3.0m (10'9" x 9'10")

Lounge

4.6m x 3.2m (15'1" x 10'5")

FIRST FLOOR

Landing

4.3m x 3.2m (14'1" x 10'5")

Bedroom One

4.1m x 3.1m (13'5" x 10'2")

Bedroom Two

3.6m x 3.2m (11'9" x 10'5")

Bedroom Three

3.1m x 2.8m (10'2" x 9'2")

Bedroom Four

3.0m x 2.8m (9'10" x 9'2")

Family Bathroom

2.5m x 1.6m (8'2" x 5'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

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.



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