

Paul Mason Associates



Hillcrest, Mayland, CM3 6AZ  
Offers in excess of £375,000

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

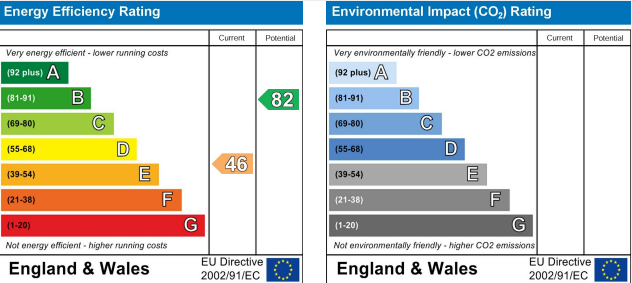


- Large Corner Plot
- Cul De Sac Location
- Fitted Kitchen
- Lounge and Dining Room
- Three Bedrooms
- Fitted Family Bathroom
- Private Driveway
- Double Garage & Workshop
- Close to Local Amenities
- EPC - D

Large Corner Plot....This well presented three bedroom semi 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 hallway, lounge/diner and a fitted kitchen. To the first floor there are three bedrooms and a fitted family bathroom. Externally the property is set back from the road with a well maintained rear garden & side garden. To the front there is a large driveway providing off-road parking for numerous vehicles and access to the double garage/workshop. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Paul Mason Associates



## Distances

Maylandsea Primary School  
(0.2 miles)  
Althorne Railway Station feeding  
London Liverpool Street (4  
miles)  
London Stansted Airport (32.8  
miles)  
Burnham-on-Crouch (5.2 miles)  
(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Double glazed door to front.  
Obscure double glazed window  
to front. Stairs to first floor.  
Storage Cupboard. Wood effect  
flooring. Radiator. Doors to:-

#### Kitchen

3.1m x 2.5m (10'2" x 8'2" )  
Double glazed window to rear.  
Double glazed door to side  
leading to rear garden. Cream  
units fitted to eye and base level  
with wood effect work surfaces.  
Sink with drainer. Tiled splash  
backs. Integrated 4 ring hob  
with extractor hood over. Electric  
oven. Space for fridge freezer,  
washing machine and  
dishwasher. Tiled effect flooring.

#### Lounge / Dining Room

6.6m x 4.1m (21'7" x 13'5" )  
Double glazed window to front.  
Double glazed patio doors  
leading to rear garden. Coved  
ceiling. Electric fireplace. Wood  
effect flooring. Radiator.

### FIRST FLOOR

#### Landing

Double glazed window to side.  
Access to loft hatch. Airing  
cupboard. Stairs to ground floor.  
Doors to:-

#### Bedroom One

3.2m x 2.8m (10'5" x 9'2" )  
Double glazed window to rear.  
Radiator.

#### Bedroom Two

3m x 2.7m (9'10" x 8'10" )  
Double glazed window to front.  
Radiator.

#### Bedroom Three

2.7m x 2m (8'10" x 6'6" )  
Double glazed window to rear.  
Radiator.

#### Family Bathroom

Obscure double glazed window  
to front. Fitted three piece suite  
comprising bath with shower  
attachments and glass shower  
screen. Pedestal wash hand  
basin. Low level W/C. Fully tiled  
walls. Tiled effect flooring.  
Radiator.

## EXTERIOR

### Rear Garden

Commencing with a large  
decked seating area with the  
remainder laid to lawn with  
various trees and shrubs.  
Fenced to boundaries. Outside  
lighting. Outside cold tap. Side  
access to frontage & Double  
double garage/workshop.

### Front

Driveway providing off road  
parking for numerous vehicles.  
Double gates leading to rear  
garden & additional parking.  
Access to entrance door and  
double garage/workshop.  
Outside lighting.

### Double Garage

5.1m x 4.9m (16'8" x 16'0" )  
Double up and over doors.  
Power & light connected.  
Pedestrian door to side.

### Workshop

7m x 4.7m (22'11" x 15'5" )  
Windows to rear and front. Door  
to front. Power & light  
connected.

### Additional Driveway

The front driveway leads to two  
double gates with additional  
parking for numerous vehicles.

## Services

Gas- Mains  
Electric- Mains  
Water- Mains  
Drainage- Mains  
Heating- Gas Central Heating  
Local Authority - Maldon District  
Council

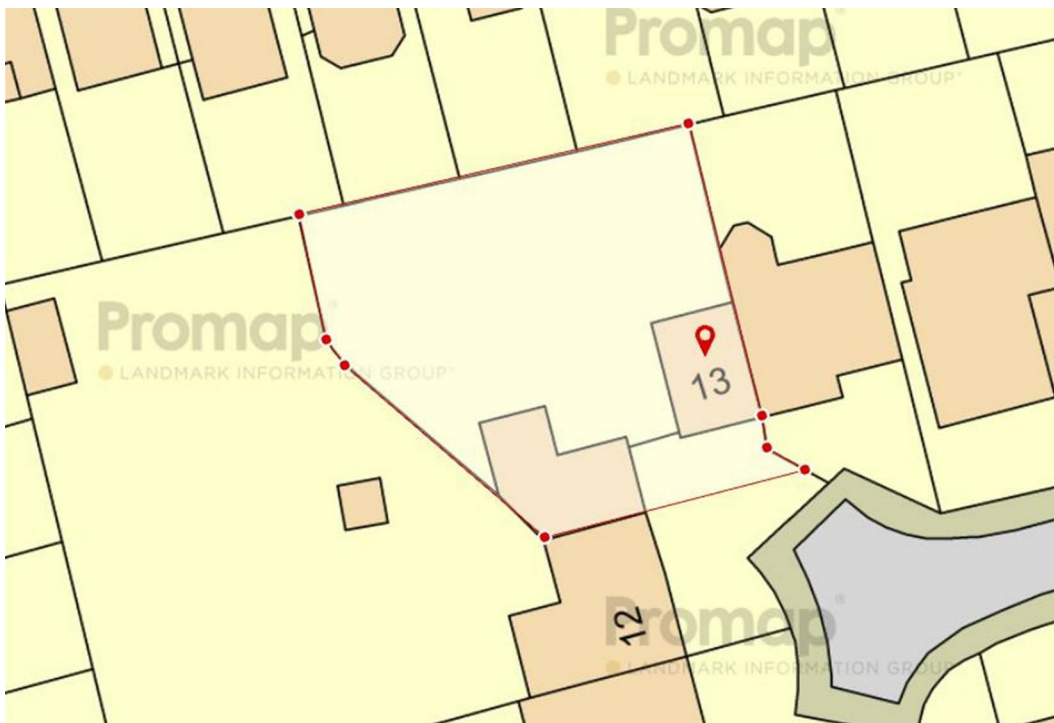
## Viewings

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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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







**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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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

