

Paul Mason Associates



Hillcrest, Mayland, CM3 6AZ

Guide price £375,000

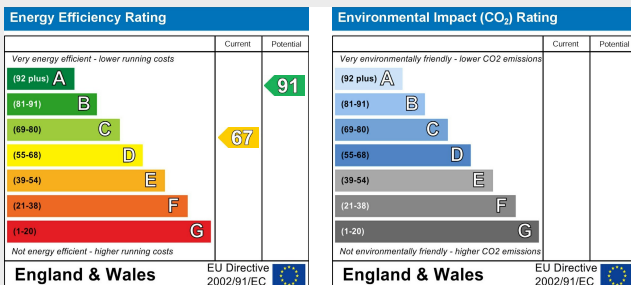
- Viewing Highly Recommended
- Spacious Accommodation Throughout
- Re-Fitted Kitchen
- Two Reception Rooms
- Two Double Bedrooms
- Fitted Family Bathroom
- Secluded Rear Garden
- Off Road Parking
- Single Garage
- EPC - D

**\*\*NO ONWARD CHAIN\*\*** .....This well presented two bedroom semi detached bungalow is located in a non-estate position in 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 a re-fitted kitchen, generous lounge, inner hallway, conservatory/dining room, two double bedrooms and a fitted family bathroom.

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

# Awaiting Floorplan



### 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)

### Entrance Hall

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

### Kitchen

3.1 x 2.7 (10'2" x 8'10")

### Lounge

5.1 x 3.6 (16'8" x 11'9")

### Inner Hallway

2 x 1.6 (6'6" x 5'2")

### Bedroom One

4.1 x 3.3 (13'5" x 10'9")

### Bedroom Two

2.8 x 2.8 (9'2" x 9'2")

### Family Bathroom

1.9 x 1.7 (6'2" x 5'6")

### Conservatory/Dining Room

4.3 x 3 (14'1" x 9'10")

### Rear Garden

### Single Garage

5 x 2.6 (16'4" x 8'6")

### Frontage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon 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 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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