

Paul Mason Associates



Mayland Quay, Mayland, CM3 6GJ

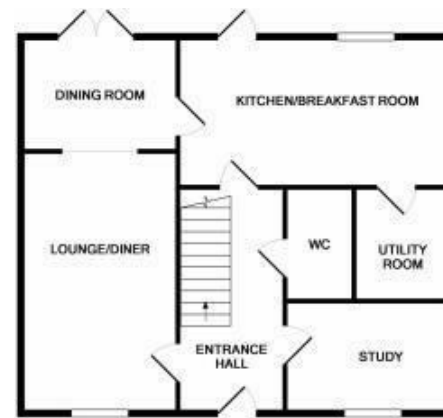
Guide price £500,000 - £525,000

- Detached House With Underfloor Heating Throughout
- Spacious Accommodation Throughout
- Three Reception Rooms
- Re-Fitted Kitchen
- Four Bedrooms
- En-suite & Family Bathroom
- Rear Garden
- Detached Garage & Driveway
- Walking Distance To River & Marina
- EPC - TBC

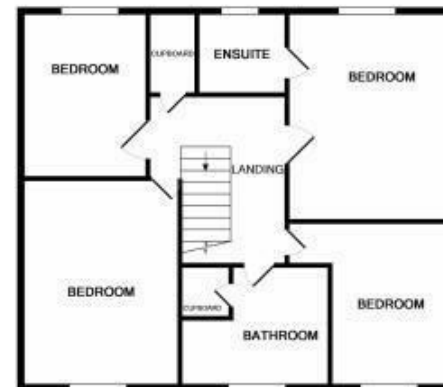
GUIDE PRICE £500,000-£525,000 - A well presented four bedroom detached residence offering versatile accommodation. The property has been modernized by the current sellers. The accommodation comprises a hallway, lounge, re-fitted kitchen, utility room, dining room, study and a fitted cloakroom. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, three further bedrooms and a fitted three piece bathroom suite.

Externally there is a driveway with parking for numerous vehicles to the front of the property as well as a detached garage. To the rear, there is a large patio seating area with the remainder laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

The property is located on a sought after road in the village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing 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, primary school and an outstanding nursery. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.



GROUND FLOOR



1ST FLOOR

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

Hallway

Lounge

4.1 x 3.4 (13'5" x 11'1")

Dining Room

3.4 x 2.3 (11'1" x 7'6")

Kitchen/Breakfast Room

5.6 x 2.8 (18'4" x 9'2")

Utility Room

2.2 x 1.6 (7'2" x 5'2")

Study

3.4 x 2.1 (11'1" x 6'10")

Cloakroom

FIRST FLOOR

Landing

Bedroom One

3.6 x 3.5 (11'9" x 11'5")

En-Suite

Bedroom Three

3.6 x 3.1 (11'9" x 10'2")

Family Bathroom

Bedroom Two

3.4 x 3.6 (11'1" x 11'9")

Bedroom Four

3.2 x 2.3 (10'5" x 7'6")

EXTERIOR

Rear Garden

11.5 x 9.8 (37'8" x 32'1")

Detached Garage

5.2 x 3.1 (17'0" x 10'2")

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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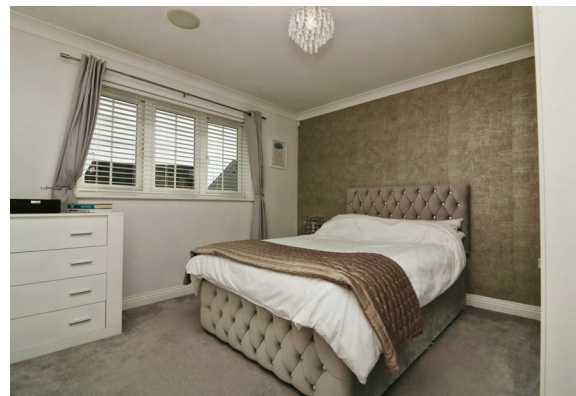
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Sales | Lettings | Development | Investment

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