

Paul Mason Associates



Imperial Avenue, Mayland, Essex, CM3 6AJ

Guide price £499,995

- Detached Bungalow
- A Generous Corner Plot With an 'L' Shaped Rear Garden
- South Facing Rear Garden
- Three Bedrooms
- Refitted En-Suite and Family Bathroom
- Lounge
- Fitted Kitchen/Diner
- Large Workshop and Summer House
- Two Driveways Providing Ample Off-Road Parking
- EPC- C

An incredibly well presented three bedroom detached bungalow which is set on a large corner plot with a generous 'L' shaped south facing rear garden in the village of Mayland.

The village of Mayland is 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 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 entrance hall with access to bedroom one which benefits from a refitted en-suite, bedroom two and the lounge which has a feature fireplace with log burner and dual aspect windows. Furthermore the inner hallway provides access to the third bedroom/dining room, recently refitted family bathroom and kitchen/diner which has French doors opening to the rear garden.

Externally to the front, the property is set back from the road and boasts two driveways providing off road parking for numerous vehicles with the remainder laid to lawn with trees and shrubs. There are double wooden gates leading from the frontage to the rear garden. The garden is fenced to boundaries and has a paved patio seating area with the remainder mostly laid to lawn. There is also a large workshop with power and lighting connected and a timber summer house to remain. The rear garden also has the potential for a separate building plot subject to the necessary planning permission.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	84		
	70		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Distances:

Maylandsea Primary School - 0.6 miles

Althorne Train Station - 5.0 miles

Maldon Town Centre - 8.3 miles

Southend (London) Airport - 22.6 miles

(All distances are approximate)

ACCOMMODATION

Entrance Hall

5.6 x 1.6 (18'4" x 5'2")

A half glazed entrance door with obscure window to front.

Bedroom One

4.2 x 3.7 (13'9" x 12'1")

Two windows to the side and door to:

En-suite

2.8 x 1.5 (9'2" x 4'11")

Re-fitted suite comprising walk-in tiled shower cubicle, inset wash hand basin, low level WC. Heated Towel Rail. Half tiled walls. Tiled flooring. Inset lighting.

Bedroom Two

3.8m x 2.60m (12'5" x 8'6")

Windows to front and side.

Lounge

5 x 4.1 (16'4" x 13'5")

Windows to front and side.

Fireplace incorporating log burner and tiled hearth.

Kitchen

3.9 x 3.4 (12'9" x 11'1")

French doors to rear, window to side. Units fitted to eye and base level furnished with granite work surface incorporating one and half bowl sink unit with mixer taps. Built-in range style cooker with 5 ring gas hob. Built-in cupboard housing gas fired combi boiler. Space for fridge/freezer and washing machine. Inset lighting.

Dining Room / Bedroom Three

3 x 2.8 (9'10" x 9'2")

Window to rear. Inset lighting.

Bathroom

2.9 x 1.8 (9'6" x 5'10")

Obscure window to rear. Re-fitted white suite comprising bath with mixer taps, pedestal wash hand basin, low level WC. Heated towel rail. Half tiled walls and tiled flooring.

EXTERIOR

Front Garden

Two independent driveways providing off-road parking with remainder laid to lawn and footpath to entrance door. Outside lighting.

Rear Garden

Commences with a paved patio area and remainder laid to lawn with flower and shrub borders.

Summerhouse

3.9 x 2.5 (12'9" x 8'2")

Workshop/Potential Annexe

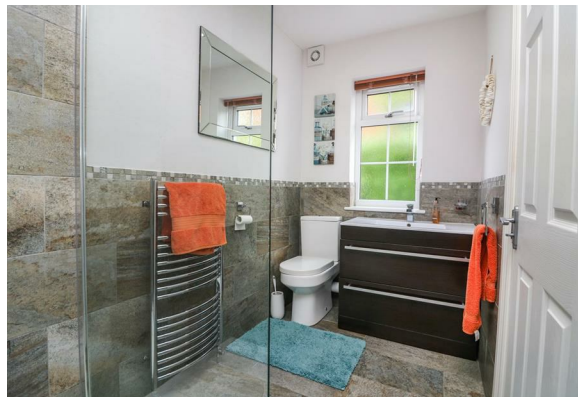
6 x 4.7 (19'8" x 15'5")

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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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