

Paul Mason Associates



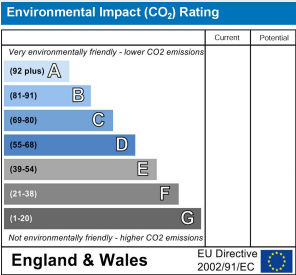
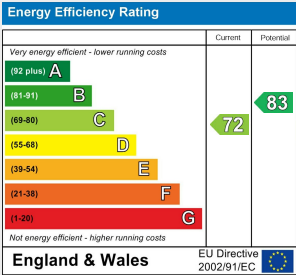
Smiths Avenue, Mayland, CM3 6AS
Offers invited £500,000

- No Onward Chain
- Impressive Detached House
- Five Bedrooms
- Kitchen/Breakfast Room
- Utility Room
- Two Reception Rooms
- En-Suite to Bedroom One
- Driveway
- Double Garage Plus Car Port
- EPC - C

No Onward Chain... A well presented substantial five bedroom detached residence offering versatile accommodation. The accommodation comprises a hallway, lounge, fitted kitchen/breakfast room, utility room, dining room and a fitted cloakroom. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, two further bedrooms and a fitted three piece bathroom suite. The top floor comprises two additional bedrooms which benefits from a fitted family bathroom.

Externally there is a driveway with parking for numerous vehicles to the front leading to a carport a detached double garage. with power and light connected. To the rear, there is a large decked 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.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

6.0m x 3.4m (19'8" x 11'1")

Dining Room/Family Room

3.5m x 3.0m (11'5" x 9'10")

Kitchen/Breakfast Room

3.6m x 3.6m (11'9" x 11'9")

Utility Room

FIRST FLOOR

Landing

Bedroom One

3.5m x 3.5m (11'5" x 11'5")

En-Suite

Bedroom Five

2.8m x 2.4m (9'2" x 7'10")

Bedroom Three

2.9m x 2.8m (9'6" x 9'2")

Bathroom

SECOND FLOOR

Landing

Bedroom Two

Bedroom Four

3.7m x 2.8 max (12'1" x 9'2" max)

EXTERIOR

Rear Garden

Double Garage

6.0m x 5.0m (19'8" x 16'4")

Car Port

Frontage

Property 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

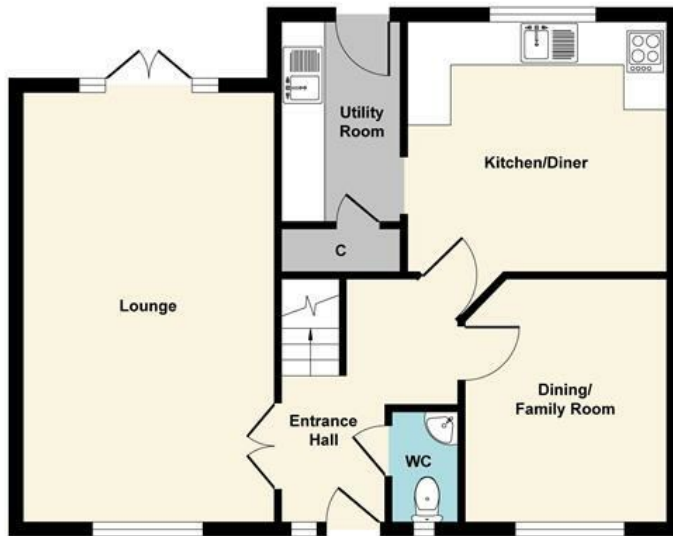
We wish to inform all prospective
purchasers that we have prepared
these particulars including text,
photographs and measurements

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.

Should you be successful in
having an offer accepted on a
property through ourselves, then
there is an administration charge
of £25 inc. VAT per person (non-
refundable) to complete our Anti
Money Laundering Identity
checks.

Smiths Avenue, Mayland

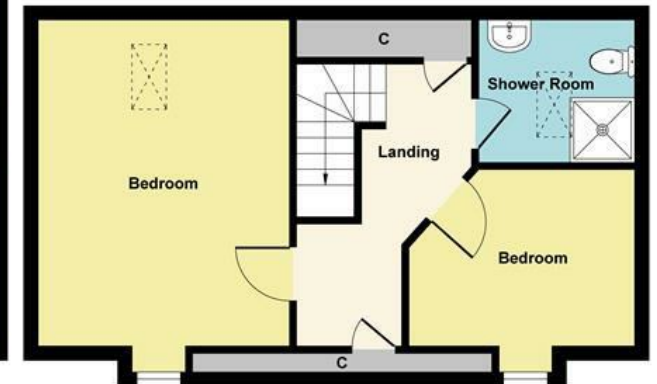
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Ground Floor



First Floor



Second Floor



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Sales | Lettings | Development | Investment

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





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