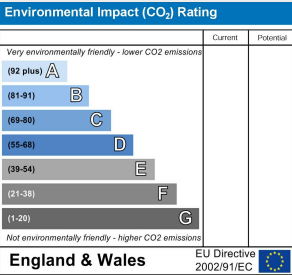
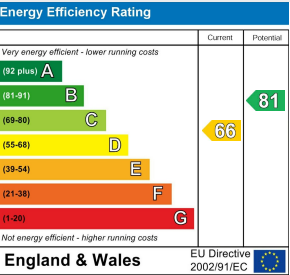




Paul Mason Associates

Imperial Avenue, Mayland, CM3 6AQ
Guide price £550,000

- Potential Building Plot
- Four Double Bedrooms
- Double Garage
- Front, Rear and Side Gardens
- Off Road Parking for Numerous Vehicles
- Two Reception Rooms
- No Onward Chain
- Riverside Village Location
- Spacious Accommodation Throughout
- EPC - TBC



****GUIDE PRICE £550,000 - £575,000****This deceptively spacious detached bungalow with four double bedrooms is located in the popular riverside village of Mayland and is being sold with no onward chain.

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 and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

Situated on a large plot with development potential, the property boasts a generous front garden and gated driveway parking with further gates opening to the side garden which provides access to the double garage.

The accommodation includes an entrance porch, lounge, dining room, kitchen, study/bedroom four, an inner hallway which provides access to the family bathroom and remaining three bedrooms, with bedroom one benefiting from an en-suite.

Externally the property is set back from the road with a generous front garden which is mainly laid to lawn with trees and shrubs, there is a double garage and driveway parking for numerous vehicles. To the rear, the mature garden consists of a large paved patio seating area, static caravan to remain, a pathway leading to workshop/storage area with the remainder laid to lawn with trees and shrubs

ACCOMMODATION

GROUND FLOOR

Entrance Hall

1.6m x 1.1m (5'2" x 3'7")

Lounge

5.2m x 4.3m (17'0" x 14'1")

Dining Room

4.1m x 3.5m (13'5" x 11'5")

Kitchen

3.8m x 2.3m (12'5" x 7'6")

Study/Bedroom Four

3.2m x 2.8m (10'5" x 9'2")

Inner Hallway

4.6m (max) x 4.0m (15'1" (max) x 13'1")

Bedroom One

3.9m x 3.3m (12'9" x 10'9")

En-Suite

2.7m x 1.3m (8'10" x 4'3")

Bedroom Two

3.8m x 3.4m (12'5" x 11'1")

Bedroom Three

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

Family Bathroom

2.4m x 1.9m (7'10" x 6'2")

EXTERIOR

Rear Garden

Frontage

Double Garage

Agent Note

The property benefits from solar panels which are owned.

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.

Ground Floor



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.



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