

Paul Mason Associates



Paul Mason  
for sale  
01621 742310

The Drive, Mayland, CM3 6AB  
Guide price £500,000



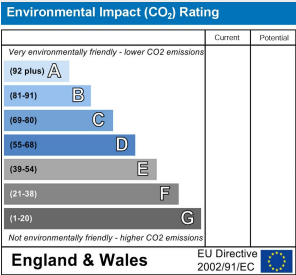
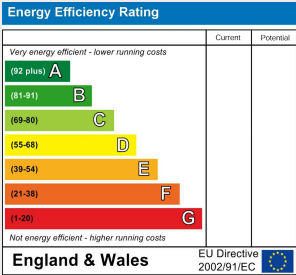
- Detached Family Home
- Four Bedrooms
- Kitchen Breakfast Room
- Dining Room/Reception Room Two
- Bedroom One Benefitting En-Suite
- Driveway
- Garage
- Rear Garden
- Village Location
- EPC - TBC

DECEPTIVELY SPACIOUS ACCOMMODATION...GUIDE PRICE £500,000 - £525,000...This well presented four bedroom detached house is located 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 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 the dining room/reception room two, kitchen/breakfast room, cloakroom, lounge, sunroom, utility room and access to the integral garage. To the first floor there is a landing providing access to bedroom one which benefits from an en-suite, three further double bedrooms and a fitted four piece bathroom suite.

Externally to the front, the property is set back from the road and boasts a driveway providing off road parking for numerous vehicles. The garden is fenced to boundaries and has a decked seating area with the remainder mostly laid to lawn.

Viewings come highly recommend to fully appreciate the size and quality of the property on offer.



## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Dining Room

4.3m x 3.5m (14'1" x 11'5")

Boiler Room/Utility Room

Cloakroom

Living Room

5.0m x 4.0m (16'4" x 13'1")

Kitchen/Family Room

5.0m x 3.5m (16'4" x 11'5")

Sun Room

4.8m x 2.9m (15'8" x 9'6")

### FIRST FLOOR

Bedroom One

5.1m x 2.8m (16'8" x 9'2")

En-Suite

Bedroom Two

4.6m x 2.8m (15'1" x 9'2")

Bedroom Three

3.6m x 2.6m (11'9" x 8'6" )

Bedroom Four/Study

2.4m x 2.1m (7'10" x 6'10")

Bathroom

2.9m x 2.2m (9'6" x 7'2")

## EXTERIOR

Integral Garage

Rear Garden

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.

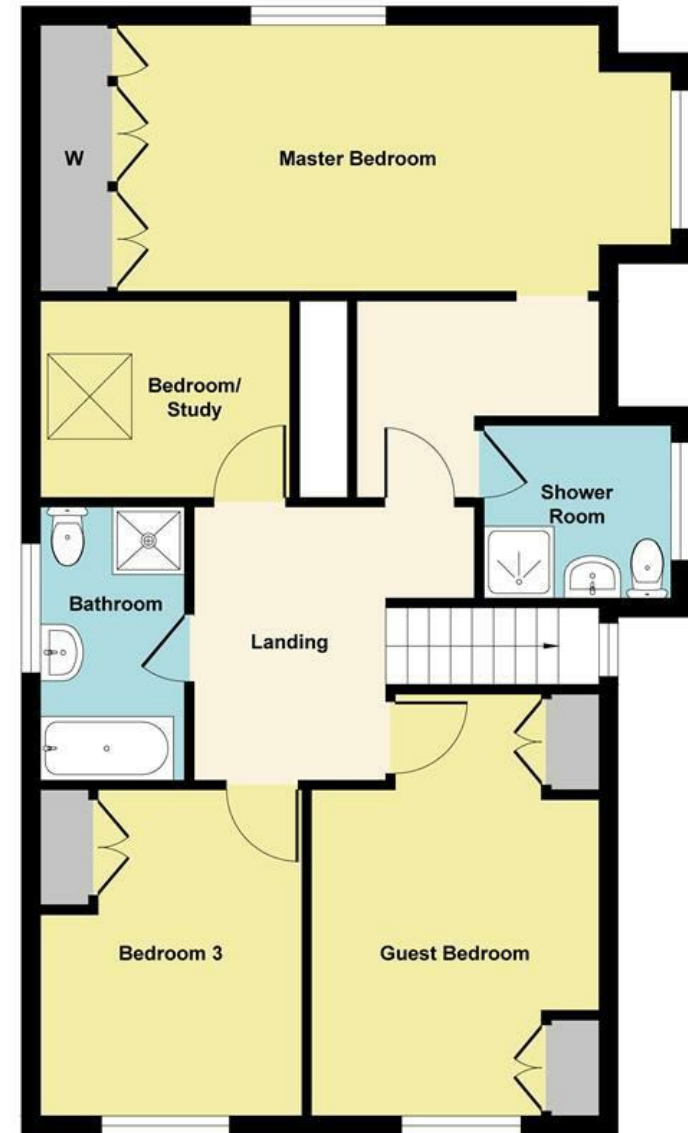
Important Notices

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.



Ground Floor



First Floor





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35 The Street  
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CM3 6JP  
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Bruce House  
17 The Street  
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CM3 2DP  
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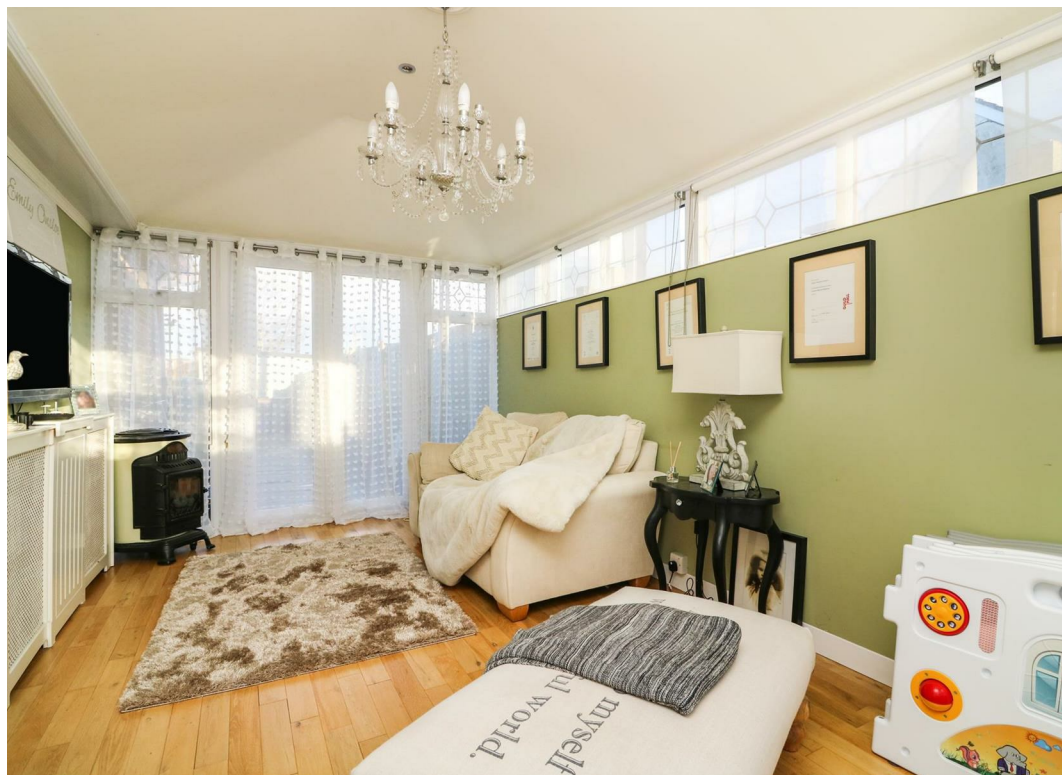
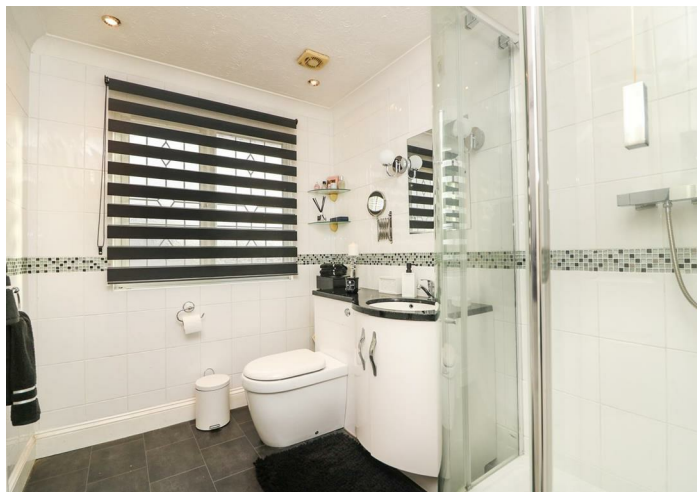
Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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