

Paul Mason Associates



West Avenue, Mayland, CM3 6AE  
Offers in excess of £575,000

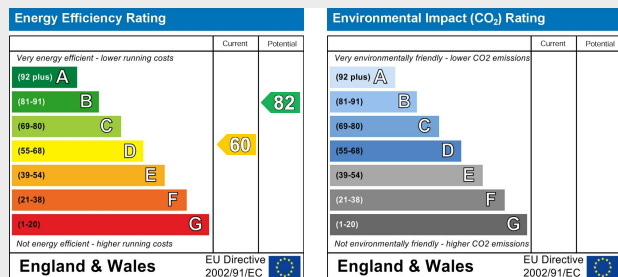


- Five Bedroom Detached House
- Three Reception Rooms
- En-Suite and Dressing Room to Bedroom One
- Garage
- Large In and Out Driveway
- Generous Rear Garden
- Four Piece Bathroom Suite
- Popular Village Location
- Backing Onto Open Farmland
- EPC - D

This incredibly spacious five bedroom family home is located in the popular West Avenue in the village of Mayland. 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.

To the front of the property commences a large in and out driveway providing off road parking for numerous vehicles and access to the garage, rear garden via the side gate and the entrance hall through the front door. The accommodation begins with a generous entrance hall which has doors to the cloakroom, separate bathroom, three reception rooms which include the sitting room, family room and dining room, there is also a good size kitchen which opens to the utility room. To the first floor, the landing leads to five bedrooms with bedroom one benefitting from a dressing area and en-suite.

Externally there is a generous rear garden which consists of a paved patio seating area, a pathway leading to the rear and the remainder mostly laid to lawn with mature trees and shrubs to the borders. The rear garden also benefits from a timber outbuilding with power and lighting connected, a greenhouse, access to the garage via the passenger door and backs onto open farmland. To fully appreciate the potential of the property on offer, viewing comes highly recommended.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

3.7m x 3.6m (12'1" x 11'9")

#### Utility Room

2.4m x 1.7m (7'10" x 5'6")

#### Dining Room

3.7m x 3.0m (12'1" x 9'10")

#### Family Room/Reception Room Two

3.9m x 3.7m (12'9" x 12'1")

#### Lounge/Reception Room One

5.9m x 4.6m (19'4" x 15'1")

#### Bathroom

2.4m x 1.7m (7'10" x 5'6")

#### Cloakroom

2.4m x 0.9m (7'10" x 2'11")

### FIRST FLOOR

#### Landing

#### Bedroom One

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

#### Dressing Area

2.8m x 1.4m (9'2" x 4'7")

#### En-Suite

3.2m x 2.1m (10'5" x 6'10")

#### Bedroom Two

3.6m x 2.8m (11'9" x 9'2")

#### Bedroom Three

3.9m x 2.6m (12'9" x 8'6")

#### Bedroom Four

3.2m x 2.6m (10'5" x 8'6")

#### Bedroom Five

2.6m x 2.2m (8'6" x 7'2")

### EXTERIOR

#### Rear Garden

#### Frontage

#### Garage

#### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil 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.







**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

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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