

Paul Mason Associates

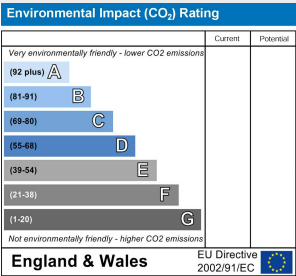
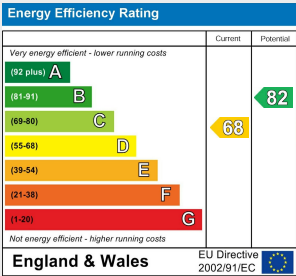


Bramley Way, Mayland, Essex, CM3 6ER
Offers in excess of £400,000

- Detached Family Home
- Four Double Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility/Cloakroom
- Village Location
- Rear Garden
- Garage
- Driveway Parking
- EPC - D

GUIDE PRICE £425,000 - £435,000..... A well presented four bedroom detached residence offering versatile accommodation throughout. The accommodation comprises a hallway, kitchen/breakfast room, lounge/dining room and a cloakroom. To the first floor there is a landing providing access to four double bedrooms and a fitted three piece bathroom suite. Externally there is a driveway with parking for numerous vehicles to the front with access to the single 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

Hallway

5.1m x 1.4m (16'8" x 4'7")

Kitchen/Breakfast Room

4.9m x 2.8m (16'0" x 9'2")

Utility/Cloakroom

2.3m x 1.0m (7'6" x 3'3")

Lounge/Diner

6.4m x 3.7m (20'11" x 12'1")

FIRST FLOOR

Landing

4.6m x 1.9m (15'1" x 6'2")

Bedroom One

3.8m x 3.8m (12'5" x 12'5")

Bedroom Two

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

Bedroom Three

3.7m x 2.7m (12'1" x 8'10")

Bedroom Four

3.1m x 2.7m (10'2" x 8'10")

Bathroom

2.0m x 1.8m (6'6" x 5'10")

EXTERIOR

Rear Garden

Frontage

Garage

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.





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 www.paulmasonassociates.co.uk

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





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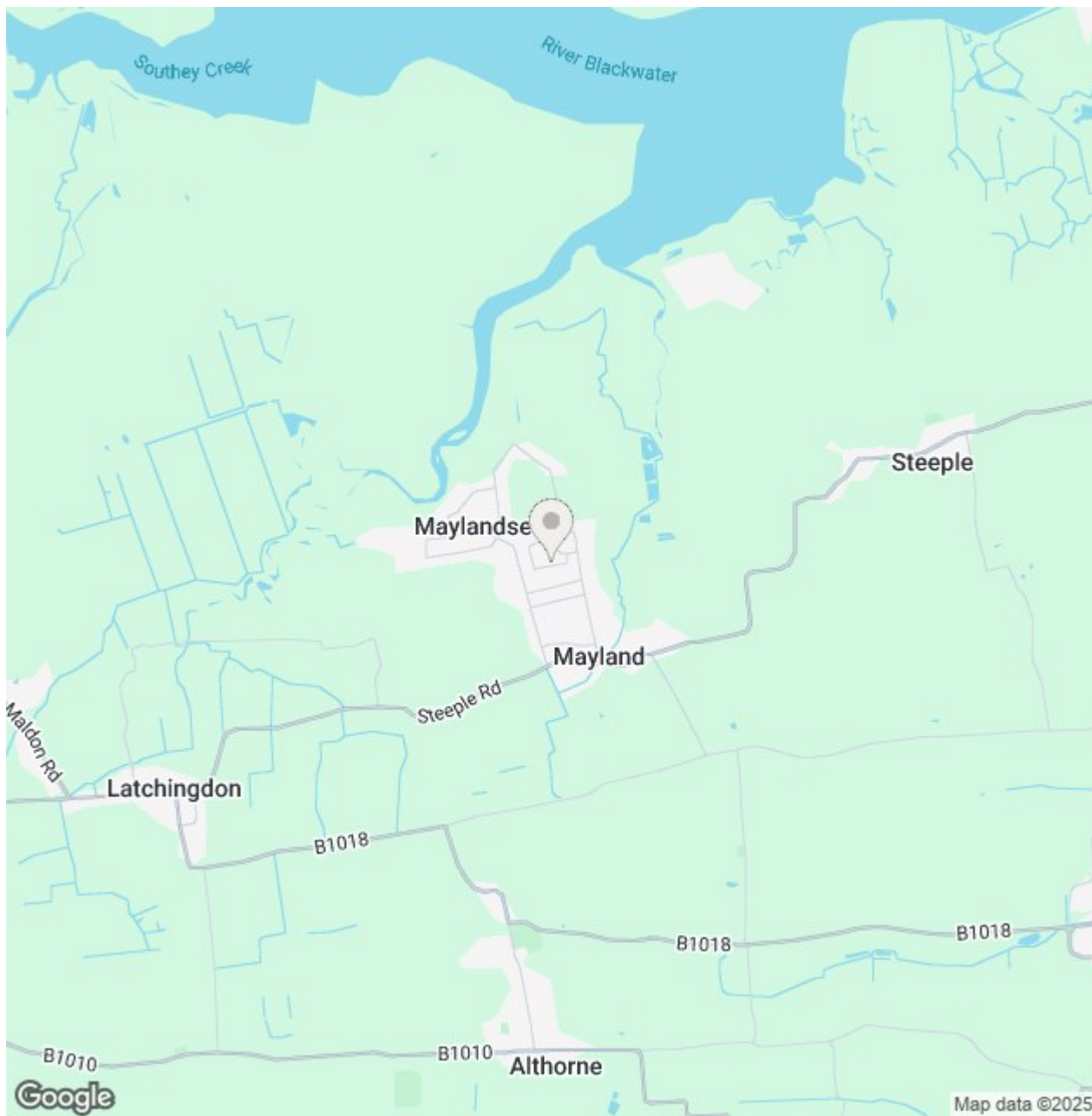
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