

Paul Mason Associates



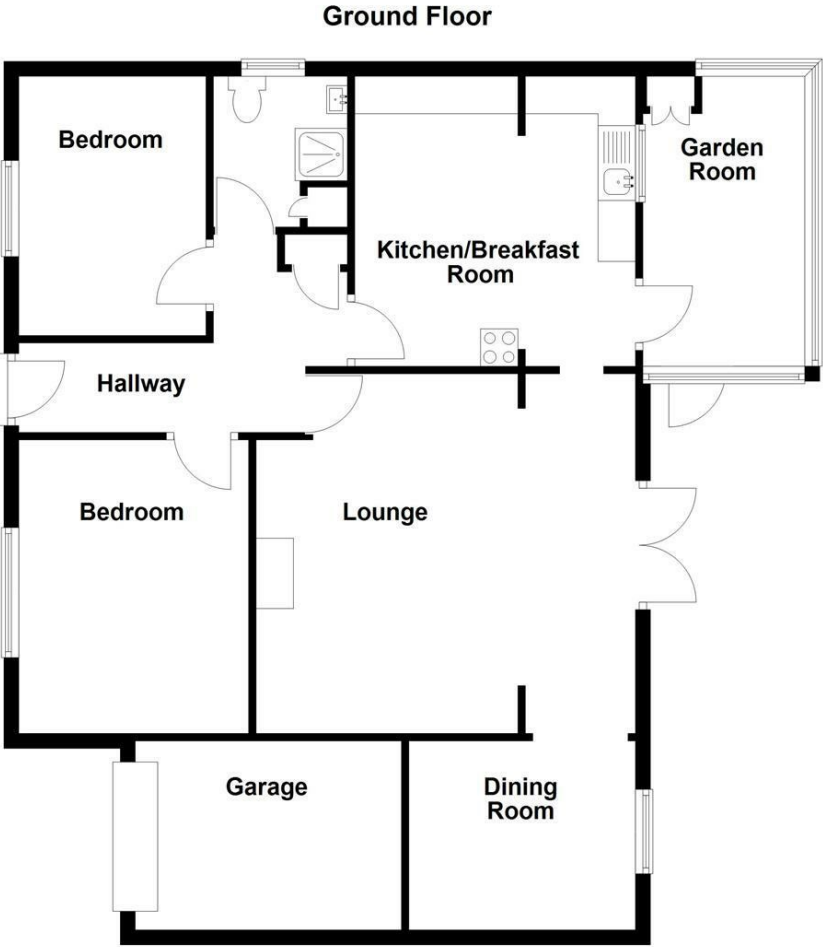
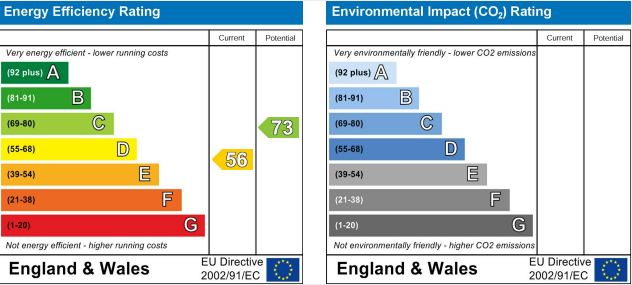
Katonia Avenue, Mayland, CM3 6AD

Guide price £475,000

- Detached Bungalow
- Two/Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Dining Room/Bedroom Three
- Shower Room
- Single garage
- Village Location
- NO ONWARD CHAIN
- EPC - TBC

A detached three bedroom bungalow situated in a popular cul-de-sac close to the local amenities. The property offers versatile accommodation that includes an entrance hall which leads to two double bedrooms to the front of the bungalow, plus a shower room, lounge and kitchen/breakfast room. There is the addition of a dining room which could be used a third bedroom if required. The property sits back from the road, currently having a driveway for two cars plus a single garage but potential additional off street parking to the front. There is a good sized secluded garden to the rear with scope for extending subject to planning.

The village of 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.



Accommodation

GROUND FLOOR

Entrance Hall

Dining Room/Bedroom Three

2.97m x 2.58m (9'8" x 8'5")

Lounge

5.35m x 4.84m (17'6" x 15'10")

Kitchen/Breakfast Room

4.02m x 3.84m (13'2" x 12'7")

Conservatory

3.62m x 2.17m (11'10" x 7'1")

Bedroom One

4.05m x 2.99m (13'3" x 9'9")

Bedroom Two

3.49m x 2.40m (11'5" x 7'10")

Shower Room

EXTERIOR

Single Garage

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon

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

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





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