

Paul Mason Associates



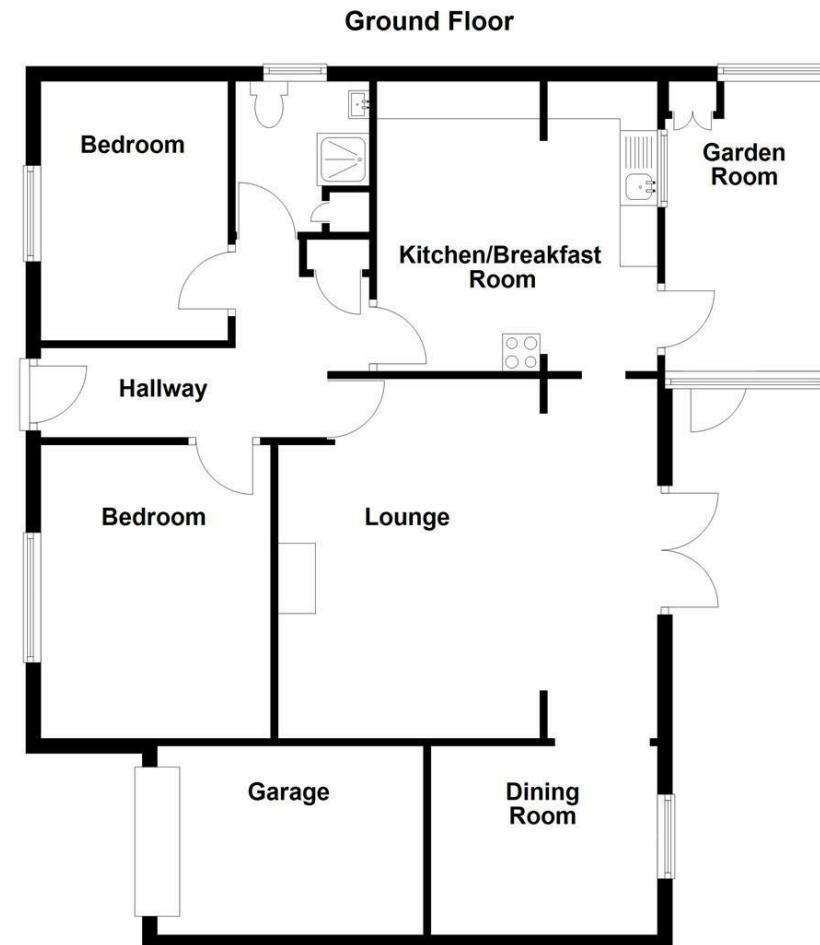
Katonia Avenue, Mayland, CM3 6AD
Guide price £460,000

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	56

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.



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