

Paul Mason ^{Associates}



Princes Avenue, Mayland, CM3 6BA

Guide price £365,000

- Three/Four Bedroom Semi-Detached Family Home
- Deceptively Spacious Accommodation
- Open-Plan Kitchen/Family Room Measuring 29ft x 15ft8
- 21'4" x 10'9" Separate Lounge with Log Burner
- Principal Bedroom with Walk-In Wardrobe
- South Facing Rear Garden Measuring 78ft approx.
- Sandstone Patio for Entertaining and the Rest Laid to Lawn.
- Driveway for Numerous Cars
- Located in the Village of Mayland
- EPC - TBC

Energy Efficiency 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This deceptively spacious three/four bedroom extended semi-detached family home offers versatile living accommodation and is perfectly located in the waterside 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.

The property features an impressive open-plan kitchen/family room measuring 29ft x 15ft8, complete with a breakfast bar, log burner, and seamless access to a snug and utility room. A separate lounge, also featuring a log burner, provides a cosy retreat and measures over 21ft in length. Additionally, there is a second reception room/bedroom four to the ground floor with a recently renovated family bathroom.

Upstairs, there are three good-sized bedrooms and an additional shower room. The principal bedroom boasts a walk-in wardrobe, which offers potential to be converted into an en-suite if desired.

Externally, the home benefits from a driveway for numerous cars and a stunning 78ft (approx.) south-facing rear garden with sandstone patio which is perfect for families and entertaining. The rest is laid to lawn with mature flowers and shrubs.

INTERNAL VIEWING IS HIGHLY ADVISED.



ACCOMODATION

GROUND FLOOR

Entrance Hall

Kitchen/Family Room

6.15 x 4.78 (20'2" x 15'8")

Utility Room

3.43 x 2.59 (11'3" x 8'5")

Snug

2.71 x 2.59 (8'10" x 8'5")

Lounge

6.51 x 3.29 (21'4" x 10'9")

Bedroom Four

2.85 x 2.40 (9'4" x 7'10")

Family Bathroom

FIRST FLOOR

Bedroom One

5.13 x 2.24 (16'9" x 7'4")

Bedroom Two

4.47 x 2.98 (14'7" x 9'9")

Bedroom Three

3.7m x 3.2m (12'1" x 10'5")

Upstairs Shower Room

EXTERIOR

Front Garden

Rear Garden

Garage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

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.

Viewings

Strictly by appointment only

through the selling agent Paul

Mason Associates 01245

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