

Paul Mason Associates



Wembley Avenue, Mayland, CM3 6AY

£325,000

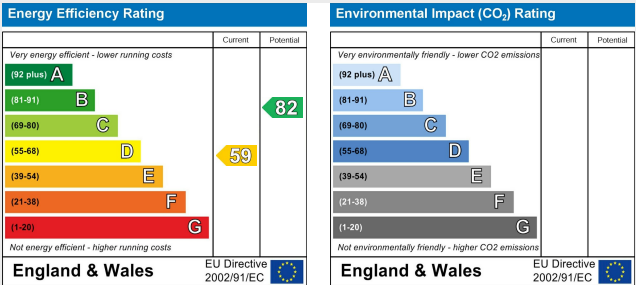
- No Onward Chain
- Modernisation Required
- Three Bedroom Detached Bungalow
- Kitchen/Breakfast Room
- Fitted Family Bathroom
- Large Rear Garden
- Potential Development Opportunity
- Single Garage
- Driveway
- EPC - TBC

No Onward Chain.....This spacious three bedroom detached bungalow offers versatile accommodation throughout offering excellent scope for extension, renovation, or potential redevelopment (subject to planning permission).

The property is located in the waterside village of Mayland, which is within the Dengie Peninsular, just off the coast of the River Blackwater which provides 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 also a variety of shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation comprises an entrance hallway with access to the lounge which has French doors opening to the side garden, kitchen/breakfast room, inner hallway with access to bedroom one and two good size bedrooms and family bathroom.

Externally to the front, the property is set back from the road and boasts generous driveway providing off road parking for numerous vehicles with the remainder laid to lawn. The rear garden is fenced to boundaries and is mostly laid to lawn with various trees and shrubs and timber outbuildings. Viewings come highly recommended to fully appreciate the size and condition of the property on offer.



Accommodation

GROUND FLOOR

Entrance Hall

2.7m x 1.5m (8'10" x 4'11")

Kitchen/Breakfast Room

5.3m x 2.9m (17'4" x 9'6")

Lounge

5.5m x 4m (18'0" x 13'1")

Inner Hallway

2.4m x 2.2m (7'10" x 7'2")

Bedroom One

3.6m x 3.4m (11'9" x 11'1")

Bedroom Two

3.5m x 3.5m (11'5" x 11'5")

Bedroom Three

3m x 2.8m (9'10" x 9'2")

Family Bathroom

1.5m x 1.5m (4'11" x 4'11")

EXTERNALLY

Frontage

Garage

Rear Garden

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

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





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