

Paul Mason Associates



Wembley Avenue, Mayland, Chelmsford, CM3 6AY

Guide price £475,000

- No Onward Chain
- Detached Bungalow
- Spacious Accommodation Throughout
- Newly Fitted Kitchen/Breakfast Room
- Four Good Size Bedrooms
- Newly Fitted Family Bathroom
- Large Secluded Rear Garden
- Single Garage
- Off Road Parking for Numerous Vehicles
- EPC - D

No Onward Chain....This modern detached three bedroom bungalow is located in the waterside village of Mayland. The village 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 porch with access to the generously sized lounge. From the lounge there is an inner hallway with doors to the newly fitted kitchen/breakfast room, four good size bedrooms and a re-fitted family bathroom.

Externally the property boasts a large rear garden with a barbecue and entertaining area with a large Koi pond. Timber shed and greenhouse to remain. Access to the garage and access to front via side gate. To the front of the property there is space for numerous vehicles. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			66
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			61
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ACCOMMODATION

### Ground Floor

#### Entrance Porch

#### Lounge

5.4m x 3.9m (17'8" x 12'9")

#### Inner Hallway

#### Kitchen/Breakfast Room

5.4m x 2.7m (17'8" x 8'10")

#### Bedroom One

3.7m x 3.4m (12'1" x 11'1")

#### Bedroom Two

3.4m x 2.4m (11'1" x 7'10")

#### Bedroom Three

2.10m x 2.4m (6'10" x 7'10")

#### Bedroom Four

2.6m x 2.4m (8'6" x 7'10")

#### Family Bathroom

## EXTERNALLY

#### Front Garden

#### Garage

#### Rear Garden

## Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

Local Authority - Maldon District

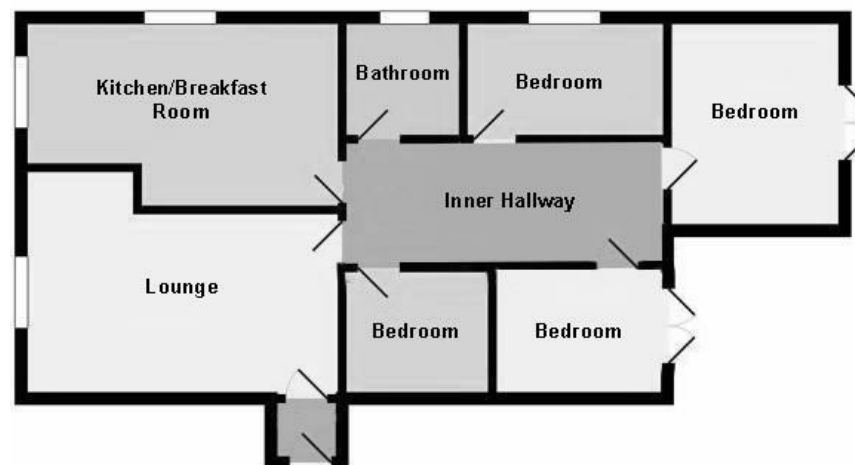
Council - Tax Band - D

## Viewings.

Strictly by appointment only  
through the selling agent Paul  
Mason Associates on 01621  
742310.

## Important Notices

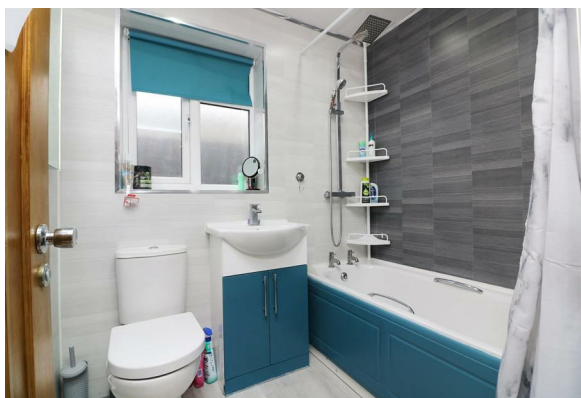
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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