

Paul Mason Associates



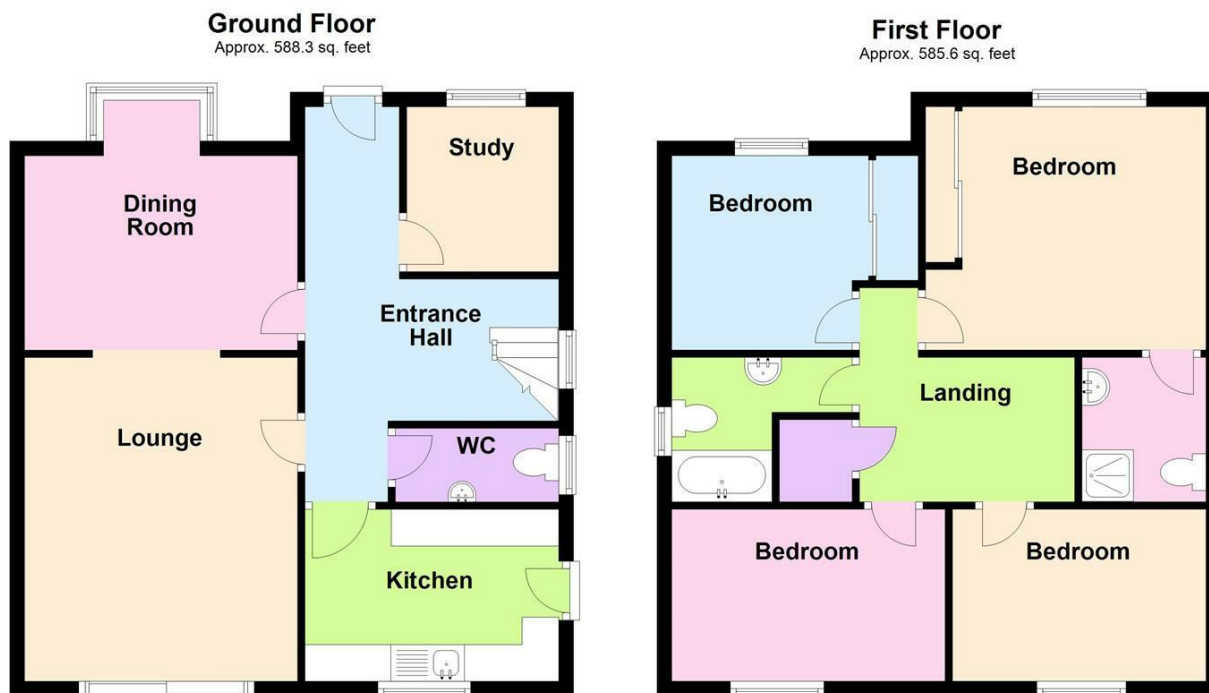
Heron Way, Mayland, CM3 6TP
Guide price £450,000

- Detached House
- Spacious Accommodation Throughout
- Two Reception Rooms
- Study
- Four Double Bedrooms
- Re-Fitted Family Bathroom
- Village Location
- Secluded Rear Garden
- Numerous Off-Road Parking & Double Garage
- EPC - TBC

This well presented four bedroom detached house is located within Mayland, a village 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 shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation comprises a large hallway, lounge/diner, fitted kitchen, study and a fitted cloakroom. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, three further bedrooms and a re-fitted three piece bathroom suite. Externally there is an extensive driveway with parking for numerous vehicles to the front of the property as well as a double garage. To the rear, the property has a well maintained rear garden which is mainly laid to lawn with flower and shrub borders, and a patio seating area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		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		(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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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Distances

Doctors and Village School (0.5 miles)

Althorne Train Station - 4.0 miles

Maldon - 8.3 miles

Southend (London) Airport - 21.7 miles

Stansted Airport (35 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed entrance door to front. Double glazed window to side. Stairs to first floor. Wood effect flooring. Radiator. Doors to :-

Study

2.4m x 2.3m (7'10" x 7'6")

Double glazed window to front. Wood effect flooring.

Cloakroom

Obscure double glazed window to side. Two piece white suite comprising pedestal wash hand basin with tiled splashbacks and low level WC. Tiled flooring.

Kitchen

2.8m x 2.4m (9'2" x 7'10")

Double glazed window to rear. Double glazed door leading to rear garden. Modern black units fitted to eye and base level with solid oak work surfaces. Inset stainless steel sink with drainer. Tiled splashbacks. Four ring hob with extractor hood over. Integrated double electric oven, fridge-freezer, dishwasher and washing machine. Tiled flooring.

Dining Room

3.5m x 2.9m (11'5" x 9'6")

Double glazed bay window to front. Coved ceiling. Wood effect flooring. Radiator. Opening to :-

Lounge

4.5m x 3.5m (14'9" x 11'5")

Double glazed sliding door leading to rear garden. Coved ceiling. Feature electric fireplace. Wood effect flooring with underfloor heating.

FIRST FLOOR

Landing

Access to loft space via hatch. Airing cupboard. Stairs to ground floor. Doors to :-

Bedroom One

3.7m x 3.0m (12'1" x 9'10")

Double glazed window to front. Built in wardrobes. Radiator. Door to :-

En-Suite

Obscure double glazed window to side. Three piece suite comprising shower cubicle with attachments, vanity wash hand basin and low level WC. Tile effect flooring. Radiator.

Bedroom Two

3.1m x 2.8m (10'2" x 9'2")

Double glazed window to front. Built in wardrobe. Radiator.

Bedroom Three

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

Double glazed window to rear. Radiator.

Bedroom Four

3.4m x 2.3m (11'1" x 7'6")

Double glazed window to rear. Radiator.

Family Bathroom

Obscure double glazed window to side. Refitted three piece suite comprising panelled bath with shower attachments, low level WC and pedestal wash hand basin. Part tiled walls. Tiled flooring.

EXTERIOR

Frontage

Tarmac driveway providing off road parking for numerous vehicles with the remainder laid to lawn. Pathway leading to entrance door. Access to rear garden via side gate. Outside lighting.

Double Garage

5.1m x 4.7m (16'8" x 15'5")

Up and over doors. Power and lighting connected.

Rear Garden

Paved patio seating area with the remainder laid to lawn with various decorative flowers, trees and shrubs. Fenced to boundaries. Access to frontage via side gate. Outside lighting.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

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.



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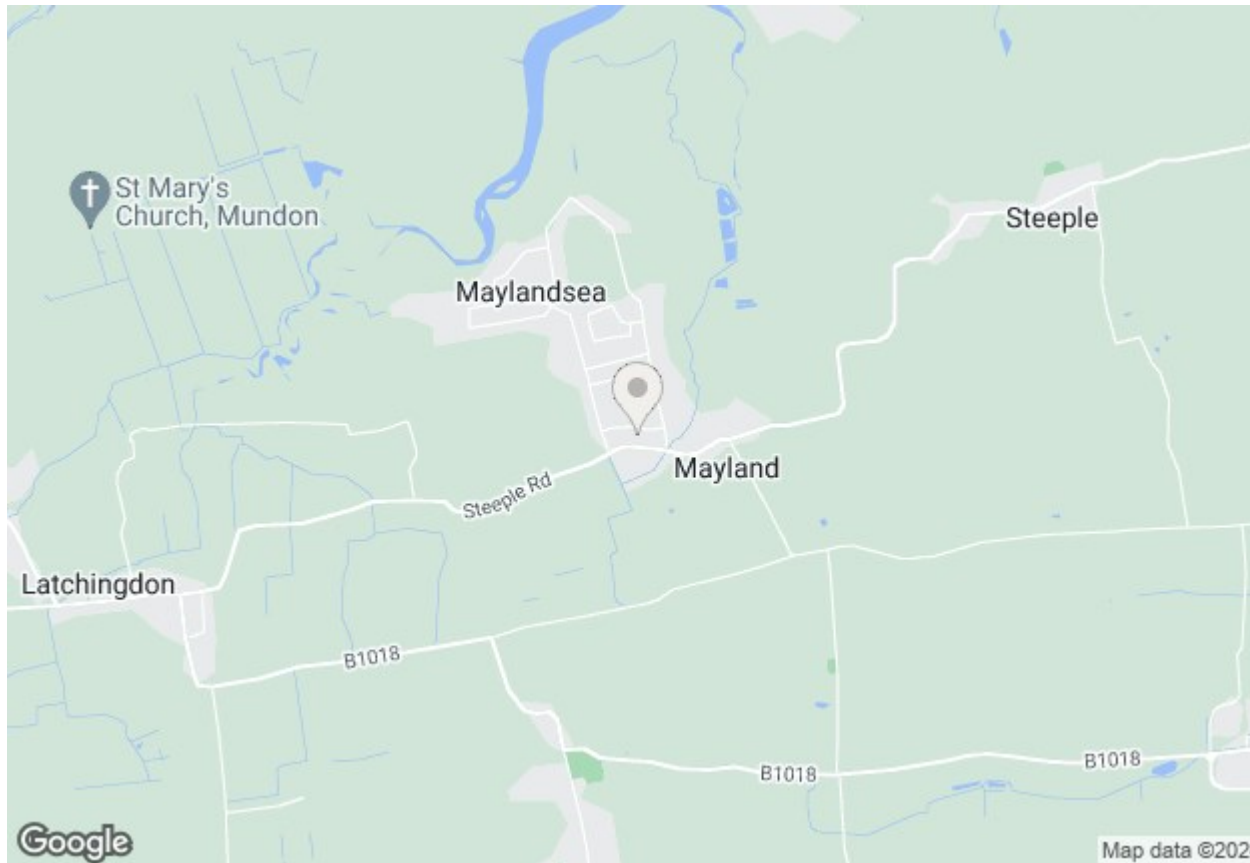
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