

Paul Mason Associates



Hillcrest, Mayland, CM3 6AZ

Guide price £400,000

- Large Corner Plot
- Cul De Sac Location
- Fitted Kitchen
- Lounge and Dining Room
- Three Bedrooms
- Fitted Family Bathroom
- Private Driveway
- Double Garage & Workshop
- Close to Local Amenities
- EPC - D

Large Corner Plot....This well presented three bedroom semi 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 hallway, lounge/diner and a fitted kitchen. To the first floor there are three bedrooms and a fitted family bathroom. Externally the property is set back from the road with a well maintained rear garden & side garden. To the front there is a large driveway providing off-road parking for numerous vehicles and access to the double garage/workshop. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	87		
	57		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Distances

Maylandsea Primary School (0.2 miles)

Althorne Railway Station feeding London Liverpool Street (4 miles)

London Stansted Airport (32.8 miles)

Burnham-on-Crouch (5.2 miles)
(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Double glazed door to front. Obscure double glazed window to front. Stairs to first floor. Storage Cupboard. Wood effect flooring. Radiator. Doors to:-

Kitchen

3.1m x 2.5m (10'2" x 8'2")
Double glazed window to rear.
Double glazed door to side leading to rear garden. Cream units fitted to eye and base level with wood effect work surfaces. Sink with drainer. Tiled splash backs. Integrated 4 ring hob with extractor hood over. Electric oven. Space for fridge freezer, washing machine and dishwasher. Tiled effect flooring.

Lounge / Dining Room

6.6m x 4.1m (21'7" x 13'5")
Double glazed window to front.
Double glazed patio doors leading

to rear garden. Coved ceiling. Electric fireplace. Wood effect flooring. Radiator.

FIRST FLOOR

Landing

Double glazed window to side. Access to loft hatch. Airing cupboard. Stairs to ground floor. Doors to:-

Bedroom One

3.2m x 2.8m (10'5" x 9'2")
Double glazed window to rear.
Radiator.

Bedroom Two

3m x 2.7m (9'10" x 8'10")
Double glazed window to front.
Radiator.

Bedroom Three

2.7m x 2m (8'10" x 6'6")
Double glazed window to rear.
Radiator.

Family Bathroom

Obscure double glazed window to front. Fitted three piece suite comprising bath with shower attachments and glass shower screen. Pedestal wash hand basin. Low level W/C. Fully tiled walls. Tiled effect flooring. Radiator.

EXTERIOR

Rear Garden

Commencing with a large decked

seating area with the remainder laid to lawn with various trees and shrubs. Fenced to boundaries. Outside lighting. Outside cold tap. Side access to frontage & Double double garage/workshop.

Front

Driveway providing off road parking for numerous vehicles. Double gates leading to rear garden & additional parking. Access to entrance door and double garage/workshop. Outside lighting.

Double Garage

5.1m x 4.9m (16'8" x 16'0")
Double up and over doors. Power & light connected. Pedestrian door to side.

Workshop

7m x 4.7m (22'11" x 15'5")
Windows to rear and front. Door to front. Power & light connected.

Additional Driveway

The front driveway leads to two double gates with additional parking for numerous vehicles.

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.



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