

Paul Mason Associates



Bramley Way, Mayland, CM3 6ER  
Offers in excess of £360,000

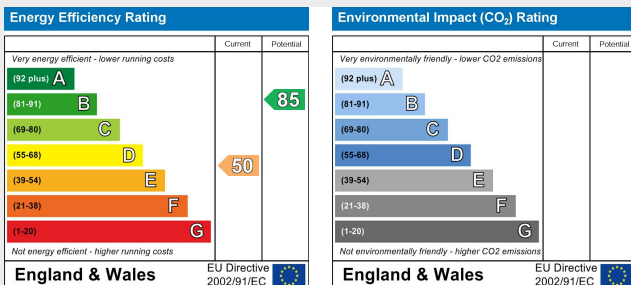
- Spacious Accommodation Throughout
- Re-Fitted Kitchen/Dining Room
- Lounge
- Three Bedrooms
- Fitted Family Bathroom
- Village Location
- Secluded Rear Garden
- Off Road Parking
- Garage
- EPC - E

This well presented three bedroom semi detached home is located in the beautiful waterside village of Mayland is this spacious three bedroom semi-detached house with a driveway and garage. Mayland is 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, a doctors and primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation includes a master bedroom and two further bedrooms along with a fitted family bathroom to the first floor. On the ground floor there is an entrance hall, lounge and re-fitted kitchen/breakfast room. To the front there is driveway with parking for vehicles leading to a single garage. The remainder is laid to lawn. The rear garden commences a paved patio seating area with the remainder mainly laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

# Awaiting

# Floorplan



## Distances

Althorne Railway Station - 4.5 miles  
Maylandsea Community Primary School - 0.3 miles  
Maldon Town Centre - 8.9miles  
Burnham on Crouch - 5.8 miles  
Chelmsford City Centre - 17.1 miles  
London Southend Airport - 22.2 miles

(All mileages are approximate)

## Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating

## 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.

## GROUND FLOOR

### Lounge

5.2m x 4.4m (17'0" x 14'5")  
Entrance door to side. Two obscure double glazed windows to front. Coved ceiling. Stairs to first floor. Storage cupboard. Wood effect flooring. Radiator.

### Kitchen/Breakfast Room

4.5m x 3.2m (14'9" x 10'5" )  
Double glazed window to side.  
Double glazed window to rear.  
Modern units fitted to eye and base level with wood effect work surfaces. Inset 1 1/2 sink and drainer. Space for oven, fridge-freezer and dishwasher. Tile effect flooring. Radiator. Part glazed door leading to rear garden.

## ACCOMMODATION

### Landing

Coved ceiling. Access to loft space via hatch. Stairs to ground floor.  
Doors to :-

### Master Bedroom

3.8m x 3.4m (12'5" x 11'1")  
Two double glazed windows to front. Coved ceiling. Built in wardrobes Storage cupboard. Radiator.

### Bedroom Two

3.2m x 2.0m (10'5" x 6'6" )  
Double glazed window to rear.  
Coved ceiling. Radiator.

### Bedroom Three

3.2m x 2.3m (10'5" x 7'6" )  
Double glazed window to rear.  
Coved ceiling. Radiator.

### Bathroom

Obscure double glazed window to side. Three piece suite comprising panelled bath with attachments, low level WC and pedestal wash hand basin. Fully tiled walls and flooring. Heated chrome towel rail.

## EXTERIOR

### Rear Garden

Commencing paved patio seating area with the remainder laid to lawn. Fenced to boundaries. Side gate providing access to frontage. Outside lighting.

### Frontage

Driveway parking for numerous vehicles with the remainder laid to lawn. Access to garage. Side gate proving access to rear garden. Outside lighting.

## Property Services

Gas -  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating -  
Local Authority -

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