

Paul Mason Associates



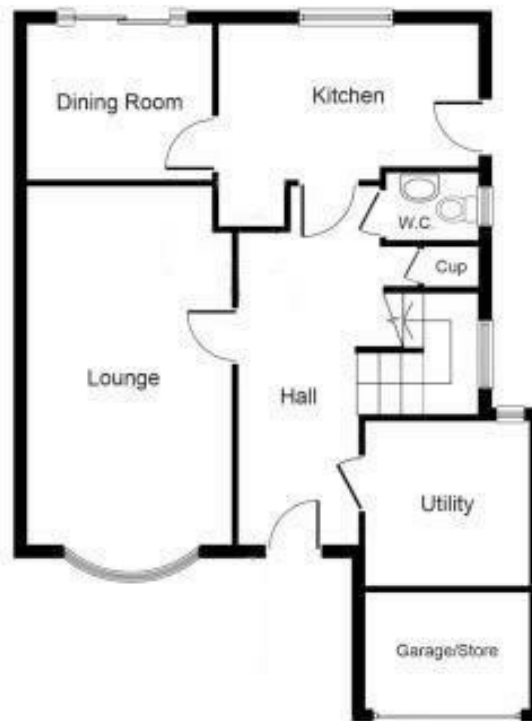
Imperial Avenue, Mayland, CM3 6AQ  
Offers in the region of £550,000

- Detached House
- Spacious Accommodation Throughout
- Two Reception Rooms
- Utility Room
- Four Double Bedrooms
- Fitted Family Bathroom
- Rear Garden
- Block Paved Driveway
- Village Location
- EPC - E

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 generous hallway, lounge, dining room, fitted kitchen, utility room, and a fitted cloakroom. To the first floor there is a landing providing access to four double bedrooms and a fitted three piece bathroom suite.

Exter  
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laid to  
pave  
View  
acco



Ground Floor  
Approximate Floor Area  
623 sq. ft.  
(57.9 sq. m)



First Floor  
Approximate Floor Area  
707 sq. ft.  
(65.7 sq. m)

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ck

Energy Efficiency Rating	
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	
	74
	47
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	
(81-91) B	
(69-80) C	
(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

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## ACCOMMODATION

### GROUND FLOOR

#### Hallway

4.6m x 3.2m (15'1" x 10'5" )

#### Utility Room

2.4m x 2.0m (7'10" x 6'6")

#### Cloakroom

1.8m x 1.0m (5'10" x 3'3")

#### Kitchen

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

#### Dining Room

3.3m x 3.0m (10'9" x 9'10" )

#### Lounge

4.6m x 3.2m (15'1" x 10'5")

### FIRST FLOOR

#### Landing

4.3m x 3.2m (14'1" x 10'5" )

#### Bedroom One

4.1m x 3.1m (13'5" x 10'2" )

#### Bedroom Two

3.6m x 3.2m (11'9" x 10'5" )

#### Bedroom Three

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

#### Bedroom Four

3.0m x 2.8m (9'10" x 9'2")

#### Family Bathroom

2.5m x 1.6m (8'2" x 5'2")

## EXTERIOR

### Rear Garden

### Frontage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Local Authority - Maldon

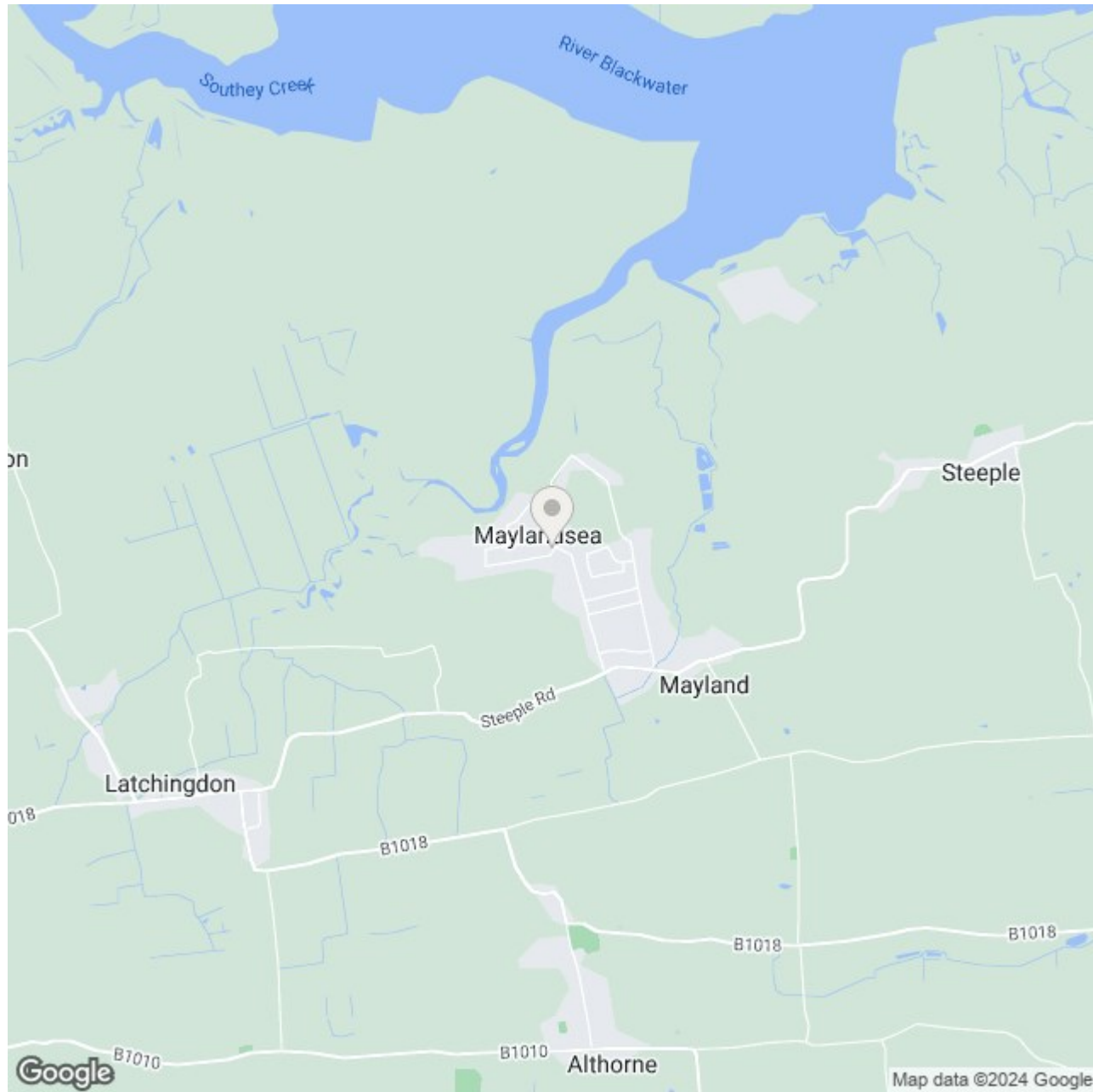
### Viewings

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.



on

Southey Creek

River Blackwater

Mayland, Essex

Steeple

Mayland

Steeple Rd

Latchingdon

018

B1018

B1018

B1018

Google

B1010

B1010

Althorne

Map data ©2024 Google





Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946  
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