

Paul Mason Associates



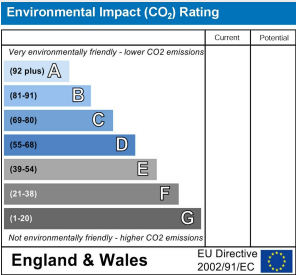
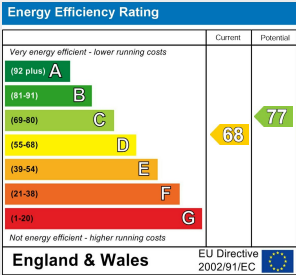
Teal Avenue, Mayland, Essex, CM3 6TU
£1,900

- Well Presented Throughout
- Driveway Parking
- Garage
- Utility Room
- Two Reception Rooms
- Four Bedrooms
- En-Suite to Bedroom One
- Well Maintained Rear Garden
- Waterside Village Location
- EPC - D

This well presented four bedroom detached home is located in the popular waterside village of Mayland. The accommodation commences an entrance hall with stairs to the first floor and doors to the cloakroom, sizeable lounge with a bay window to the front and French doors to the rear opening to the rear garden, the dining room which is also situated to the front of the property with a feature bay window and to the rear is a beautifully presented kitchen/breakfast room with modern units fitted to eye and base level with fitted appliances. The property also benefits from a separate utility room which is accessed from the kitchen and has an external door out to the rear garden. To the first floor, there is a landing with doors to the family bathroom suite, four bedrooms which all conveniently have fitted wardrobes, and bedroom one boasts an en-suite shower room.

Externally, the property has a good size, landscaped rear garden comprising a paved patio seating area with a decorative curved edge, the remainder is mostly laid to lawn with a variety of flowers and shrubs to the borders. Furthermore, there is a timber shed to remain and access to the garage via the pedestrian door. To the front, the garage is accessible via the up and over door and there is off road parking on the driveway for three vehicles.

The village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing 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.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.5m x 1.1m (14'9" x 3'7")

Cloakroom

1.5m x 0.8m (4'11" x 2'7")

Lounge

7.2m x 3.2m (23'7" x 10'5")

Dining Room

3.3m x 2.8m (10'9" x 9'2")

Kitchen/Breakfast Room

5.9m x 2.8m (19'4" x 9'2")

Utility Room

2.0m x 1.8m (6'6" x 5'10")

FIRST FLOOR

Landing

Bedroom One

3.6m x 3.3m (11'9" x 10'9")

En-Suite

2.0m x 1.7m (6'6" x 5'6")

Bedroom Two

3.6m > 2.6m x 2.9m (11'9" > 8'6" x 9'6")

Bedroom Three

2.9m x 2.8m (9'6" x 9'2")

Bedroom Four

3.2m x 2.2m (10'5" x 7'2")

EXTERIOR

Garage

Frontage/Driveway

Rear Garden

Furnishings

Sofas in lounge, washing machine, three beds and blinds may remain.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

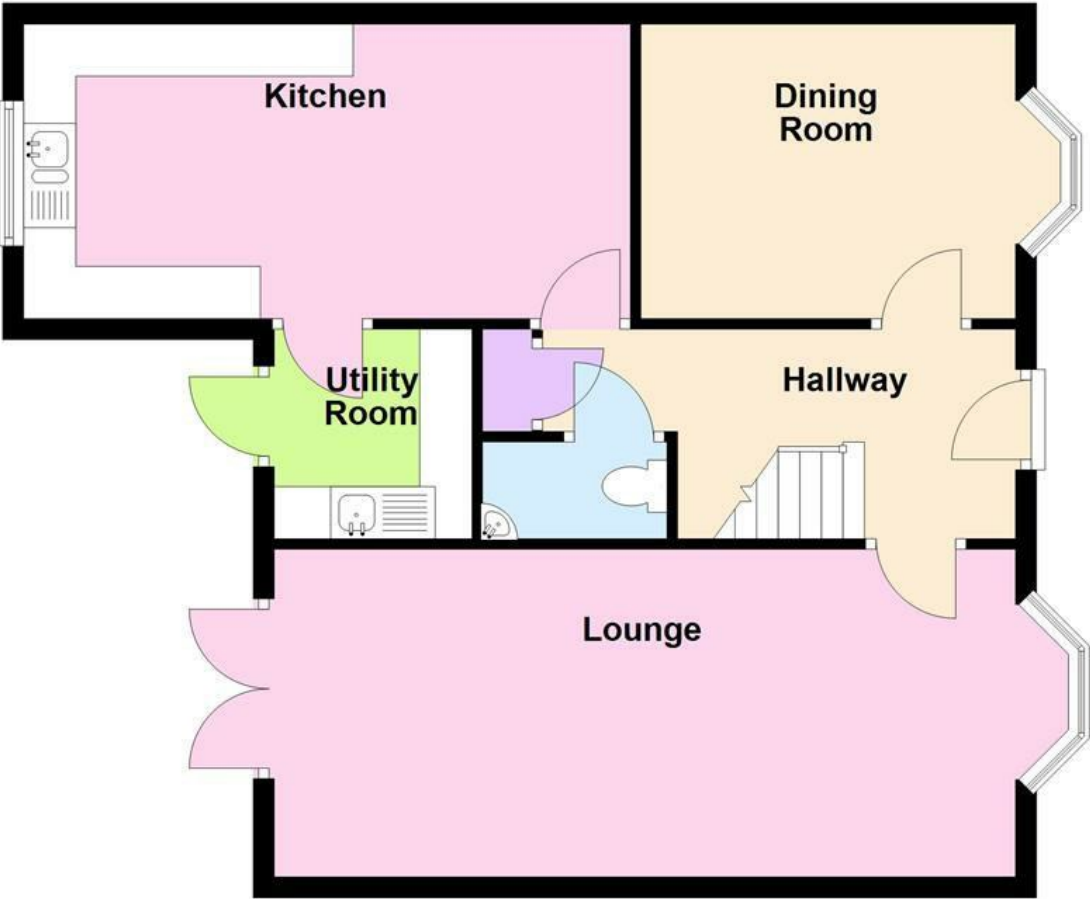
Important Notices

We wish to inform all prospective tenants that we have prepared

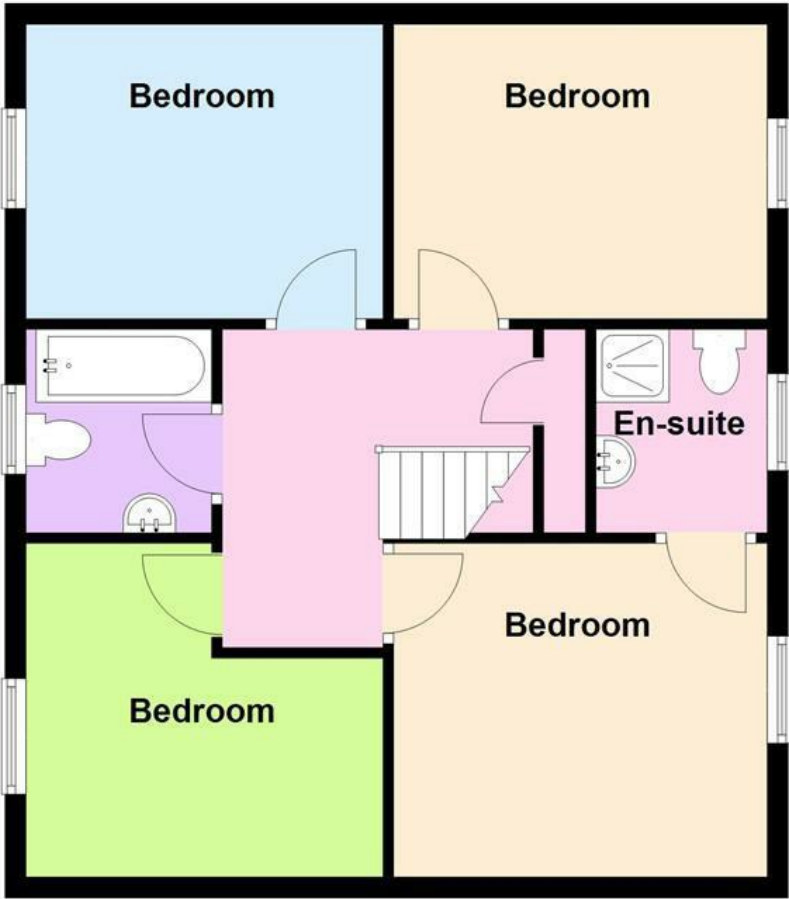
these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not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

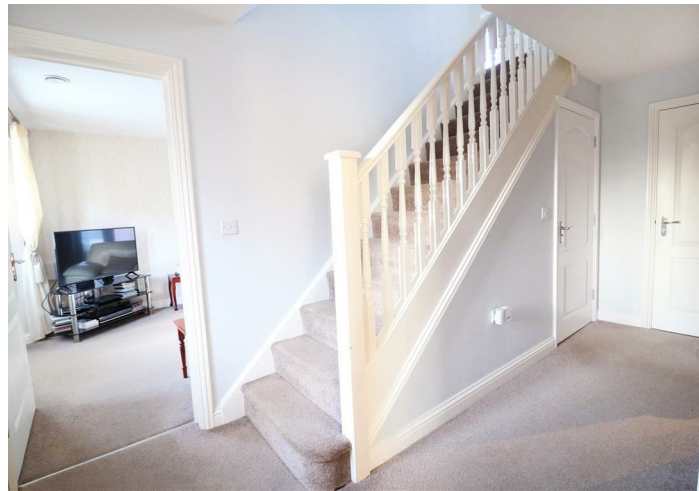
Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Ground Floor



First Floor





Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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