



Church
Mayland Close, Mayland , CM3 6SS
Guide price £800,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN!! NO ONWARD CHAIN!! Set well back from the road on a secluded plot of approx 0.86 of an acre is this FOUR/FIVE bedroom DETACHED property which offers spacious and flexible accommodation throughout. The ground floor offers a spacious entrance hall, 21'1 x 12'5 lounge, 22'10 x 11'1 kitchen/breakfast room, 14'4 x 14'2 dining room, study, family bathroom and a utility room. There is also a ground floor bedroom with a modern en-suite wet room.. The first floor incorporates the main bedroom with modern en-suite shower room, two further double bedrooms, family bathroom and a spacious landing area. Externally the property offers a well maintained and secluded plot with extensive lawned gardens to front and rear, detached double garage and ample off street parking. Internal viewing highly recommended to fully appreciate this splendid detached property. Council Tax Band G. Energy Efficiency Rating C.



Main Bedroom 19'3 x 14'8 (5.87m x 4.47m)

Dual aspect pvc double glazed windows to front and rear, two radiators and two eaves cupboards. Through to,

Dressing Area 5'10 (1.78m)

Wardrobes to either side and door into en suite.

En Suite

Three piece suite comprising of wc, wash hand basin with cabinets and drawers under and mixer tap. Large walk in shower cubicle with glass shower screen and rainfall shower system. Tiled to floor and walls. Velux window.

Bedroom 2 13'7 x 12'7 (4.14m x 3.84m)

Pvc double glazed window, radiator. Walk in storage cupboard.

Bedroom 3 12'6 x 12'4 (3.81m x 3.76m)

Pvc double glazed window, radiator. Two eaves cupboards.

Bathroom 9'4 x 7'4 (2.84m x 2.24m)

Pvc double glazed window. Four piece white suite comprising of wc, bidet, sink set into counter top with cabinets and drawers under. Bath with mixer tap, radiator and part tiled to walls.

Landing 21'2 (6.45m)

Velux window, loft access and stairs down to entrance hall.

Entrance Hall 21'8 (6.60m)

Double glazed entrance door with double glazed windows to either side, radiator, laminate flooring and two storage cupboards. Doors to,

Bedroom 4 13'9 x 11'4 (4.19m x 3.45m)

Pvc double glazed window, radiator and laminate flooring. Door

En Suite

Pvc double glazed window. Tiled wet room area with rainfall style shower head, wc and wash hand basin with vanity cupboard. Heated towel rail.

Bathroom

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand bowl set onto counter top with cupboards under. Bath with mixer tap and shower attachment. Tiled to walls.

Lounge 21'1 x 12'5 (6.43m x 3.78m)

Pvc double glazed window and bay window to front, radiator and laminate flooring.

Dining Room 14'2 x 12'0 (4.32m x 3.66m)

Two pvc double glazed windows and radiator.

Study/Bedroom 5 13'10 x 9'2 (4.22m x 2.79m)

Pvc double glazed window to front, radiator and laminate flooring.

Kitchen/Breakfast Room 22'10 x 11'1 (6.96m x 3.38m)

Re- Fitted kitchen with base and wall cabinets with integrated appliances including full length fridge and freezer, AEG Double oven, gas hob with extractor fan. Sink set into work top with dish washer below. part tiled to walls and through to utility room.

Utility Room 7'9 x 5'8 (2.36m x 1.73m)

Pvc double glazed window to side and rear. Base and wall cabinets with space for washing machine. Sink and drainer with mixer tap. Laminate flooring.

Frontage 141'0" x 55'9" (43 x 17)

This impressive frontage offers ample parking for numerous vehicles and is especially useful for anyone requiring parking for, camper vans, caravans, trailers etc. The garden is lawned to either side of the driveway with access to both sides one being wider, so is ideal for rear garden access for trailers etc if required. There is also a detached double garage.

Rear Garden 475'8" (145)

A splendid secluded and well maintained garden commencing with a large patio area leading out to the impressive rear garden which is mainly lawned with a small stream with bridge accessing the rear of the garden where there is an array of mature trees etc. Outside lighting. Access to sides. shed. Outside tap.

Area Description

Maylandsea is a delightful village situated to the east of the Historic town of Maldon and is on the banks of the River Blackwater. Maylandsea offers a selection of local shops including Nisa and local primary schools as well as indian restaurants and wine bar. Ideal for sailing enthusiasts as Maylandsea offers it's own sailing club. Althorne railway station with links to London's Liverpool station is approx 4.8 miles and Southminster station is 6.3 miles. The Historic town of Maldon is approx 8.4 miles.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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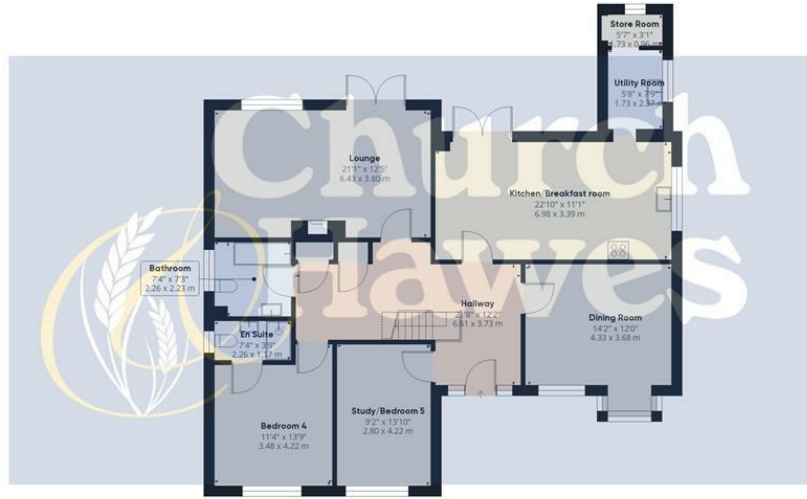


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Floor 0



Floor 1

Approximate total area[®]

2269.59 ft²
210.85 m²

Reduced headroom

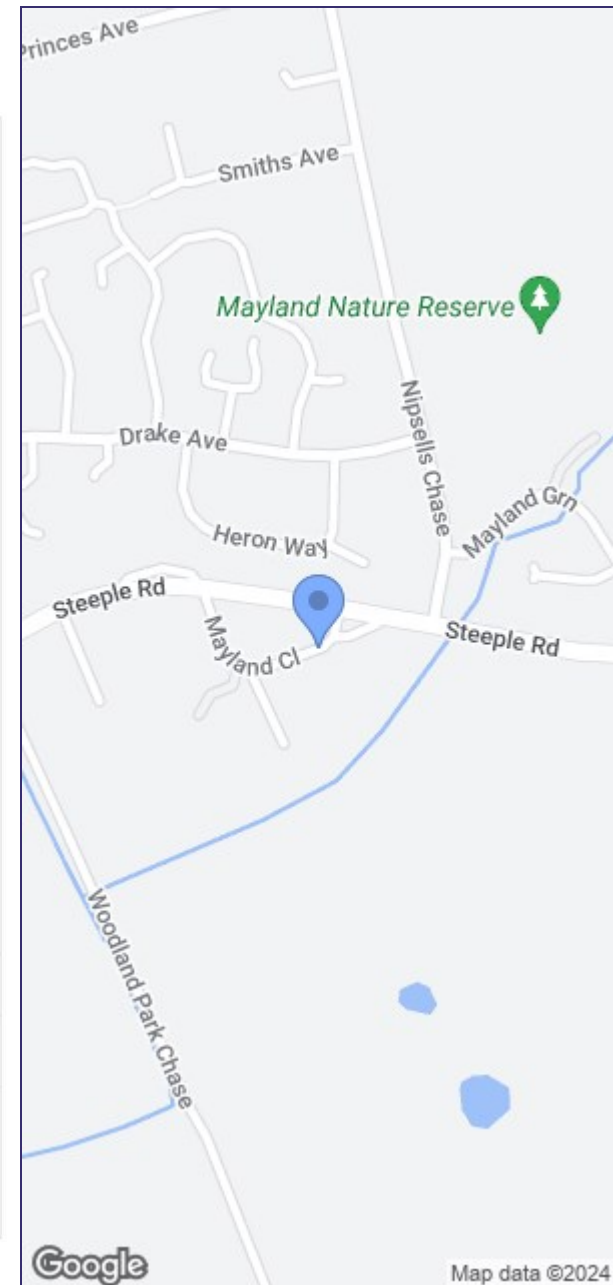
113.43 ft²
10.54 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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