



## 50 Princes Avenue, Mayland, Essex CM3 6BA Offers in excess of £325,000

OFFERED FOR SALE WITH NO ONWARD CHAIN! Situated within the desirable waterside village of Mayland is this beautifully presented and refurbished individual detached bungalow offering modern and contemporary living throughout. The bungalow has been built to a high specification with double glazing throughout. There are two well proportioned bedrooms, lounge, kitchen and three piece shower room suite plus the addition of an IMPRESSIVE CONSERVATORY to the rear. Externally there is a pleasant rear garden and off street parking to the front. An early internal viewing is highly recommended. Energy Efficiency Rating C. Council Tax Band B.



### Bedroom 1 10'7 x 8'9 (3.23m x 2.67m)

(Accessed via the Lounge) PVCu double glazed window to rear, under floor heating, coved to ceiling.

### Bedroom 2 8'10 > 6'4 x 7'5 (2.69m > 1.93m x 2.26m)

PVCu double glazed window to front, coved to ceiling, under floor heating.

### Shower Room

Obscure PVCu double glazed window to side, coved to ceiling, grey bathroom suite comprising of wash hand basin set in unit, low level w.c with hidden cistern, shower cubicle with wall mounted shower unit, part tiled walls, extractor fan, tiled floor with under floor heating.

### Entrance Hall

Obscure PVCu double glazed entrance door to front, coved to ceiling, built in storage cupboard, access to loft space, under floor heating, doors to:

### Kitchen 10'0 x 8'7 (3.05m x 2.62m)

PVCu double glazed window to front and PVCu double glazed window to side, single drainer sink unit set into roll edge work surfaces, wood laminate effect flooring with under floor heating, range of fitted base and wall mounted units, space and plumbing for washing machine, tiled splash backs, built in oven, four ring hob and extractor hood, wall mounted boiler, space for slimline dishwasher, coved to ceiling.

### Lounge 12'2 x 10'8 (3.71m x 3.25m)

PVCu double doors to rear leading to Conservatory, coved to ceiling, television and telephone point, under floor heating.

### Conservatory 12'3 x 9'6 (3.73m x 2.90m)

PVCu Double glazed double doors to side, double glazed windows to sides and rear with double glazed roof, fan light.

### Rear Garden

Paved patio area, fenced to boundaries, remainder laid to lawn.

### Frontage

Driveway providing off road parking for one car, outside tap.

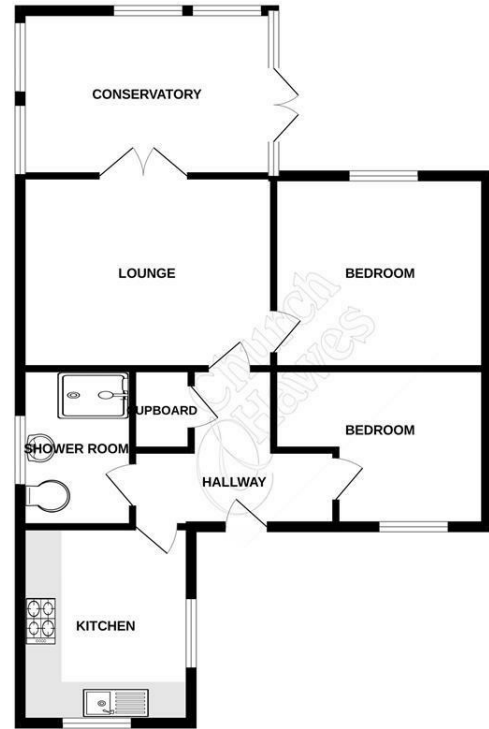
### Agents Note

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.

### Village of Mayland

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

