



Hillcrest, Mayland, Essex CM3 6AZ
Price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Set towards the end of this quiet and favoured cul-de-sac is this substantial semi-detached family home offering deceptively spacious living accommodation throughout. This sought after turning is favourably positioned within Mayland, a village within the Dengie Peninsular, on the River Blackwater which provides views towards Osea Island and Heybridge Basin. The village offers an idyllic nature reserve as well as several amenities including a large recreational ground, two public houses/restaurants, two sailing clubs, doctors and a primary school in addition to shops which include a bakery, post office, fish and chip shop and beauty salon to name a few. The property does require some improvement/finishing but offers wonderful potential and great space throughout commencing with an entrance hall leading to a refitted cloakroom, living room, dining room and an 'L' shaped kitchen which opens to a utility area and office to the side. The first floor then offers a landing leading to three double bedrooms and a family bathroom (work required to finish). Externally, the property enjoys a generously sized rear garden while the frontage offers extensive off road parking and access to a double width garage. Viewing is strongly advised highly recommended to fully appreciate the size and standard of the accommodation on offer. Energy Rating E.

FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, built in storage cupboard, staircase down to ground floor, doors to:

BEDROOM 1:

10'9 > 8'9 x 9'9 (3.28m > 2.67m x 2.97m)

Double glazed window to rear, radiator, built in wardrobes, wood effect floor.

BEDROOM 2:

10'8 inc wardrobes x 8'4 (3.25m inc wardrobes x 2.54m)

Double glazed window to front, radiator, built in wardrobes, wood effect floor.

BEDROOM 3:

9'3 x 6'10 (2.82m x 2.08m)

Double glazed window to rear, radiator, wood effect floor.

FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, suite comprising panelled bath with shower over and concealed cistern wc, plumbing in place for wash hand basin, wood effect floor.

GROUND FLOOR:

ENTRANCE HALL:

Obscure glazed entrance door to front, radiator, staircase to first floor, tiled floor, part tiled walls, doors to:

CLOAKROOM:

5'1 x 3'3 (1.55m x 0.99m)

Heated towel rail, suite comprising wall mounted wash hand basin with storage cupboard below and close coupled wc, tiled walls and floor, extractor fan.

LIVING ROOM:

21'3 x 14' > 10'4 (6.48m x 4.27m > 3.15m)

Double glazed window to front, vertical radiator, wood effect floor, double doors to:

DINING ROOM:

17'1 x 9'5 (5.21m x 2.87m)

Double glazed French style doors opening on to rear garden, double glazed windows to side and rear, vaulted ceiling.

KITCHEN:

9'6 x 8'8 > 16' x 5'5 (2.90m x 2.64m > 4.88m x 1.65m)

Double glazed window to rear, range of wall and base mounted storage units, roll edged work surfaces with inset circular bowl and circular drainer sink unit, Rangemaster oven with extractor hood over to remain, space for American style fridge/freezer, leading to:

UTILITY AREA:

6'4 x 5'1 (1.93m x 1.55m)

Radiator, roll edged work surfaces with inset single bowl ceramic sink unit and space below for washing machine and tumble dryer, door to:

OFFICE:

11'11 x 7'4 (3.63m x 2.24m)

Obscure glazed entrance door to rear, wood effect floor, double glazed sliding door to garage.

EXTERIOR:

REAR GARDEN:

Commencing with a large block paved seating area leading to remainder which is partly laid to lawn with planted beds and borders, exterior cold water tap.

FRONTAGE:

Mainly block paved frontage providing extensive off road parking and access to:

GARAGE:

16'11 x 13'9 (5.16m x 4.19m)

Double width garage with up and over door to front, power and light connected, double glazed sliding door to office.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.

VILLAGE OF MAYLAND:

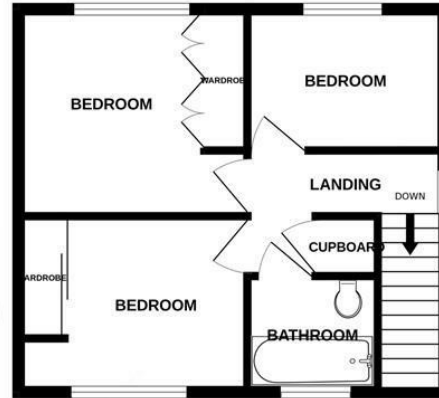
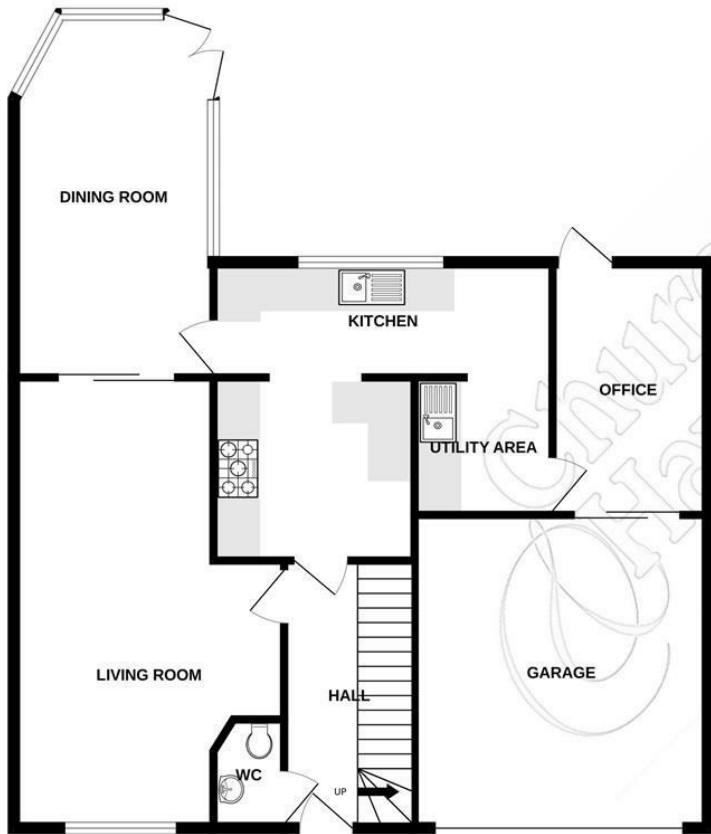
Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the 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.

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 themselves 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.

GROUND FLOOR

1ST 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.
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