



North Drive, Mayland, Essex CM3 6AG
Price £395,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****154' REAR GARDEN WITH NO ONWARD CHAIN****
Offering a most sought after position close to the Mayland's picturesque waterfront and within walking distance of local shops, doctors surgery and school, is this deceptively spacious bungalow occupying a stunning and mature rear garden measuring approx. 154'. The bungalow itself does require modernisation throughout but offers deceptively spacious living accommodation comprising two double bedrooms, kitchen, shower room, cloakroom and a dining room opening to a living room at the rear. Externally, the property enjoys the aforementioned stunning rear garden which offers an array of mature shrubs and plants throughout in addition to a vegetable plot at the rear as well as numerous storage sheds and greenhouses. The property is well set back from the road and offers extensive off road parking via a driveway leading to a carport and garage. Viewing is strongly advised. Energy Rating C.

ENTRANCE HALLWAY:

Obscure double glazed entrance door to side, radiator, access to loft space, doors to:

BEDROOM 1:

15'2 x 9'9 (4.62m x 2.97m)

Double glazed window to front, radiator.

BEDROOM 2:

10'6 x 9'3 (3.20m x 2.82m)

Double glazed window to front, radiator.

SHOWER ROOM:

6'10 x 5'11 (2.08m x 1.80m)

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled walk-in shower, close coupled wc and wash hand basin with storage cupboard below and wall mounted cabinet, tiled walls and floor, airing cupboard housing boiler.

KITCHEN:

10'5 x 9'10 (3.18m x 3.00m)

Double glazed window to side, range of matching wall

and base mounted storage units and drawers, roll edged work surface with inset single bowl/single drainer sink unit, space for cooker and fridge/freezer, built in cupboard housing space and plumbing for washing machine, part tiled walls, tiled floor, door to:

REAR LOBBY:

3'7 x 3' (1.09m x 0.91m)

Obscure glazed door to side, wood effect floor, door to:

CLOAKROOM:

5'6 x 2'10 (1.68m x 0.86m)

Double glazed window to side, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback, wood effect floor.

DINING ROOM:

15'1 x 9'10 (4.60m x 3.00m)

Open plan to:

LIVING ROOM:

14'6 x 14'6 (4.42m x 4.42m)

Double glazed French style doors opening onto rear garden, double glazed window to rear, radiator, fireplace with display mantle over.

EXTERIOR:

REAR GARDEN:

approx 154' (approx 46.94m)

Commencing with a paved patio seating area leading to remainder which is predominately laid to lawn with planted beds and borders and further paved seating area to side, large vegetable plot at rear, in total 3 timber storage sheds and 2 greenhouses, personal door into side of:

GARAGE:

Up and over door to front, power and light connected, personal door to side and 2 windows to rear, accessed via:

CAR PORT:

Covered car port with block paving providing off road parking and access to garage, side access leading to rear garden, access gate leading to:

FRONTAGE:

Block paved driveway providing extensive off road parking, remainder of frontage is shingled providing further parking, if required.

TENURE & COUNCIL TAX:

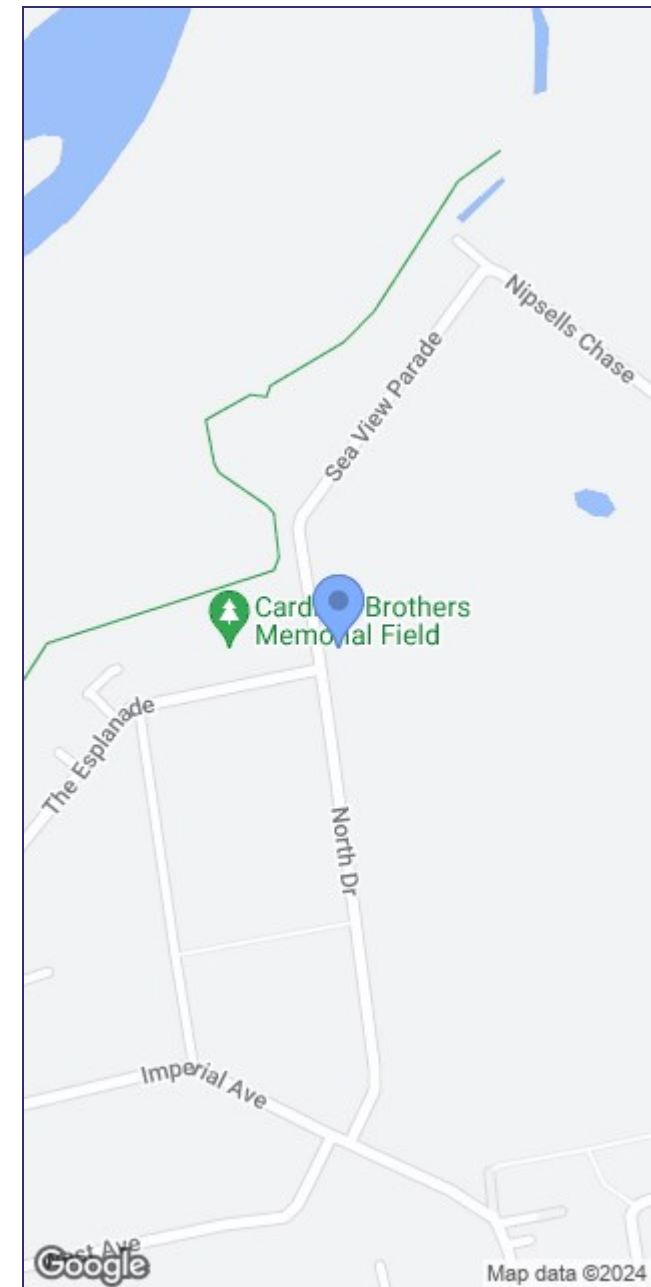
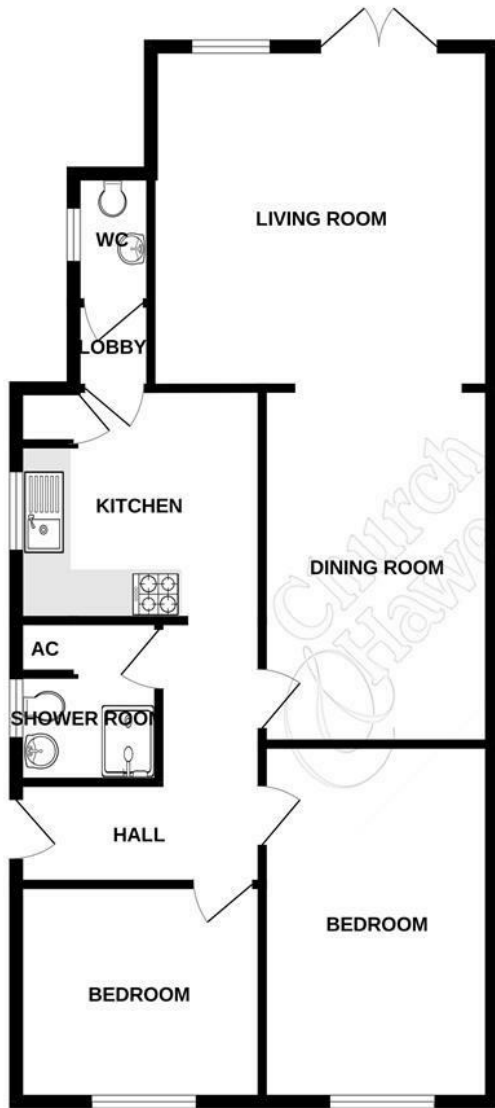
This property is being sold freehold and is Tax Band C.

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.

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.



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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