



Heron Way, Mayland, Essex CM3 6TP  
Guide price £390,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE OF £390,000 - £400,000\*\*NO ONWARD CHAIN\*\***

Set within a cul-de-sac just off of a quiet sought after turning within the ever sought after waterside village of Mayland, is this stylishly improved and wonderfully maintained detached family home with generously sized garden. Deceptive and spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a living room, stunning refitted kitchen with integrated appliances, dining room and refitted cloakroom. The first floor then offers a spacious landing area leading to an impressive refitted family bathroom and three well proportioned bedrooms, all of which offer built in wardrobes, and one of which is complimented by a refitted en-suite shower room. Externally, the property enjoys a well maintained and generously sized rear garden, while the frontage offers a driveway providing off road parking for two/three vehicles and access to a garage with electric roller door. Viewing is strongly advised to avoid disappointment. Energy Rating E.

## FIRST FLOOR:

### LANDING:

Electric storage heater, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1:

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

Double glazed window to front, 2 built in double wardrobes, wood effect floor, door to:

### EN-SUITE:

Refitted 3 piece white suite comprising fully tiled curved corner shower with sliding glass doors, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, tiled walls and floor, inset downlights.

### BEDROOM 2:

12'1 x 7'10 (3.68m x 2.39m )

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

### BEDROOM 3:

12'9 x 8'6 (3.89m x 2.59m )

Double glazed window to rear, 2 built in double wardrobes, wood effect floor.

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail,

refitted 3 piece white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin set on vanity unit with storage cupboards below and wc with concealed cistern, tiled walls and floor, inset downlights.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Obscure double glazed entrance door to side, electric radiator, staircase to first floor with recess below, wood effect floor, doors to:

### CLOAKROOM:

Obscure double glazed window to front, chrome heated towel rail, refitted 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, wall mounted storage cupboard, continuation of wood effect floor, inset downlights.

### DINING ROOM:

8'2 x 7'10 (2.49m x 2.39m )

Double glazed window to front, electric radiator, continuation of wood effect floor.

### KITCHEN:

10'9 x 8'2 (3.28m x 2.49m )

Obscure double glazed entrance door to side, double glazed window to rear, refitted kitchen comprising extensive range of gloss fronted wall and base mounted storage units and drawers, Quartz work surfaces with inset 1 ½ bowl sink unit with drainer grooves to side, built in 4-ring electric hob with extractor over, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, under unit plinth lighting, continuation of wood effect floor, inset downlights.

### LIVING ROOM:

14'5 x 10'9 (4.39m x 3.28m )

Double glazed bifold doors opening onto rear garden, electric radiator, continuation of wood effect floor.

## EXTERIOR:

### REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with planted beds and borders, timber storage shed to remain, side access gates either side of house leading to:

## FRONTAGE:

Block paved driveway providing off road parking for multiple vehicles, side access to rear garden, garden area to front which is predominantly laid to lawn, driveway providing access to:

## GARAGE:

Electric roller shutter door to front, power and light connected.

## TENURE & COUNCIL TAX BAND:

The property is being sold freehold and is Tax Band D.

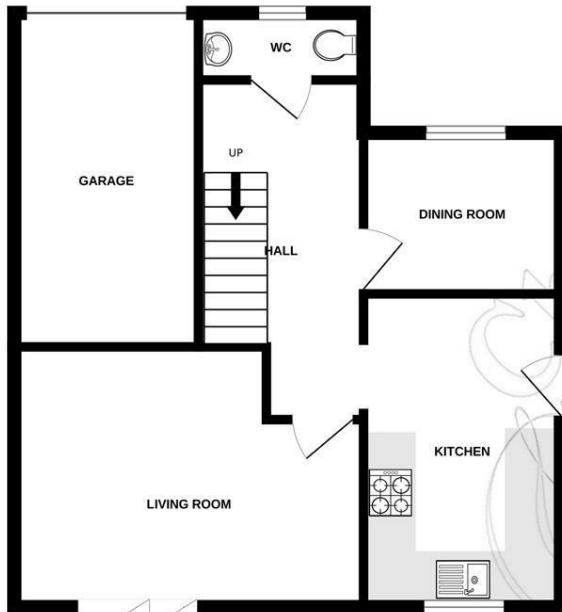
## VILLAGE OF MAYLAND:

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.

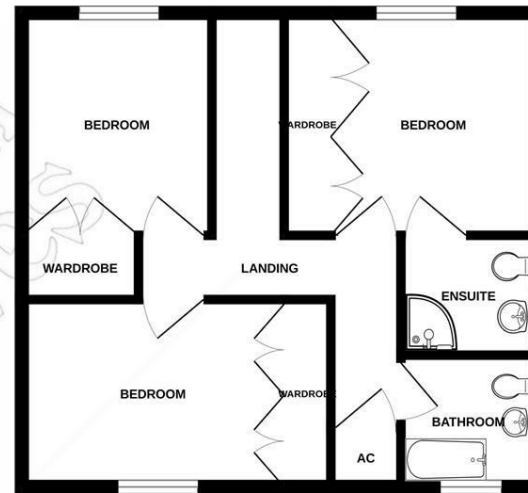
## AGENTS NOTE:

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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