



Imperial Avenue, Mayland , Essex CM3 6AQ
£385,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****STUNNING 75' REAR GARDEN WITHIN WALKING DISTANCE TO SHOPS & RIVER!!**** Set along one of the waterside village of Mayland's most favoured turnings and enjoying an impressively sized plot with a wonderful rear garden measuring approximately 75' is this well presented and deceptively spacious semi-detached family home. The property is set within walking distance of the picturesque waterfront, marina and local shops, and offers generously sized living accommodation commencing with an entrance hall on the ground floor leading to a cloakroom, light and airy living room which in turn leads to a good sized kitchen which then leads to a dining room. The first floor then offers a landing area with access to three double bedrooms and a spacious family bathroom. Externally the property enjoys the aforementioned rear garden measuring approximately 75' with storage shed and a side access leading to a generous frontage comprising a shingled driveway for several vehicles. Viewing this property is strongly advised to avoid the disappointment of missing out. Energy Rating C.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 12'4 x 11'4 (3.76m x 3.45m)

Double glazed window to rear, radiator.

BEDROOM 2: 12'4 x 7'8 (3.76m x 2.34m)

Double glazed window to rear, radiator.

BEDROOM 3: 12'6 x 8'2 (3.81m x 2.49m)

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

FAMILY BATHROOM:

Two obscure double glazed windows to side, radiator, chrome heated towel rail, 3 piece white suite comprising panelled bath with antique style mixer tap and shower over, pedestal wash hand basin and close coupled wc, part tiled walls, tiled floor.

GROUND FLOOR:

ENTRANCE HALLWAY:

Solid wood panelled entrance door to front with obscure glazed side window, staircase to first floor with recess below, built in storage cupboard, wood effect floor, doors to:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback, tiled walls.

LIVING ROOM: 21'11 x 11'4 (6.68m x 3.45m)

Double glazed entrance door and windows to rear, radiator, gas fire with display mantle over, door to:

KITCHEN: 17'10 x 7'8 (5.44m x 2.34m)

Obscure double glazed entrance door to side, double glazed window to rear, radiator, extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single

bowl/single drainer sink unit, built in 4-ring gas hob with extractor over and oven below, space and plumbing for washing machine and fridge/freezer, part tiled walls, wood effect floor, door to:

DINING ROOM: 15'9 x 7'8 (4.80m x 2.34m)

Double glazed bow window to front, radiator, wood effect floor.

EXTERIOR:

REAR GARDEN: approx 75' (approx 22.86m)

Commencing with a block paved seating area leading to remainder which is mainly laid to lawn with path leading to storage shed at rear, side access path and gate leading to:

FRONTAGE:

Mainly shingled frontage providing off road parking for several vehicles, side access gate leading to rear garden.

TENURE & COUNCIL TAX BAND:

This 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:

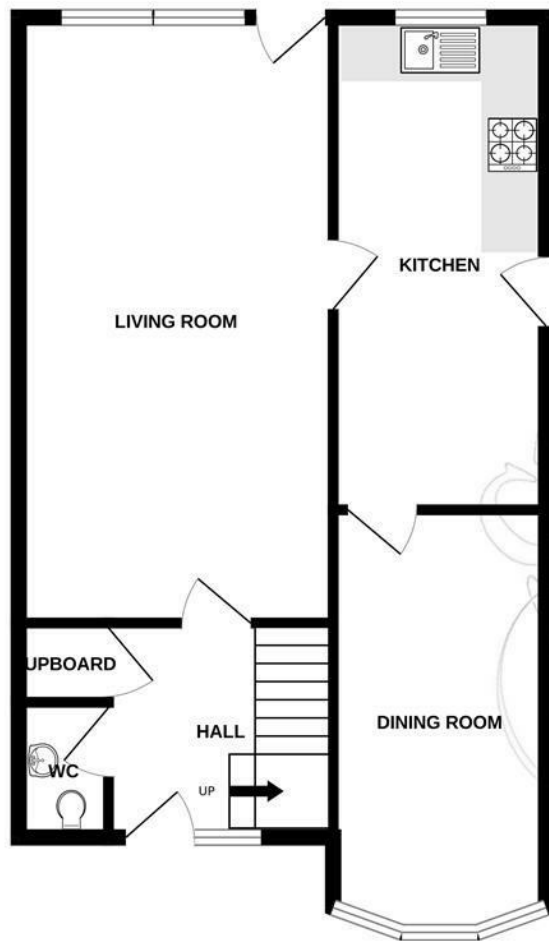
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

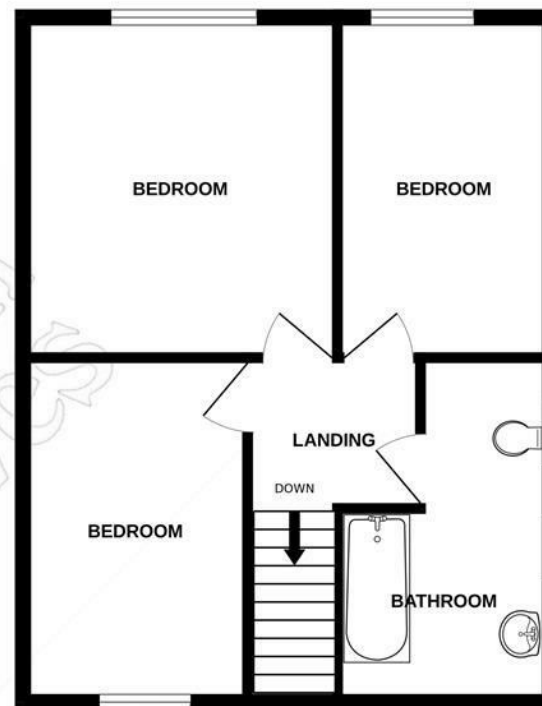




GROUND FLOOR



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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