



Esplanade West, Mayland , Essex CM3 6AW
O.I.E.O £750,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Spacious Detached Family Home with River Views! Nestled in the sought-after village of Mayland, this generously proportioned detached home offers an excellent opportunity for families seeking space, potential, and a picturesque coastal setting. Located on the scenic Dengie Peninsula, the property boasts views across the River Blackwater to Osea Island and Heybridge Basin, while being just moments from the village's idyllic nature reserve – a haven for local wildlife.

Mayland is a vibrant village with a strong sense of community and a wide range of amenities, including two well-regarded public houses/restaurants, two sailing clubs, a primary school, doctors' surgery, bakery, post office, fish and chip shop, beauty salon, and more. Outdoor enthusiasts will appreciate the large recreational ground featuring football pitches, tennis courts, and children's play areas.

While the home does require some modernisation, it offers fantastic scope for improvement and extension (STPP), with already-impressive internal space and a well-considered layout. The ground floor features a welcoming entrance hall, a spacious kitchen/breakfast room with adjoining utility and WC, a large living room, formal dining room, separate study, and a conservatory stretching across the rear of the home. Upstairs, a galleried landing leads to four well-sized double bedrooms, including a principal suite with en-suite, along with a family bathroom.

Externally, the property benefits from a substantial driveway with ample off-road parking and access to a detached double garage. A raised front terrace provides a scenic seating area with beautiful views over the river – perfect for morning coffee or evening sunsets. The rear garden is mainly laid to lawn and offers a safe and private space for family life or entertaining. Viewing comes strongly advised to fully appreciate the quite wonderful waterside position this property offers. Energy Rating TBC.



FIRST FLOOR:

GALLERIED LANDING:

Double glazed Velux window to rear, return staircase down to ground floor, access to loft space, doors to:

BEDROOM 1: 14'7 x 11'5 (4.45m x 3.48m)

Double glazed windows to front and side, radiator, wood effect floor, door to:

EN-SUITE:

Double glazed windows to side and rear, chrome heated towel rail, 4 piece white suite comprising fully tiled shower cubicle, close coupled wc, pedestal wash hand basin and freestanding claw foot with antique style mixer tap and shower attachment, tiled walls and floor, airing cupboard with radiator, wall mounted cabinet.

BEDROOM 2: 14'6 x 8'9 > 8'1 (4.42m x 2.67m > 2.46m)

Double glazed windows to front and side, radiator, wood effect floor.

BEDROOM 3: 10'5 > 9'9 x 9'5 (3.18m > 2.97m x 2.87m)

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

BEDROOM 4: 10'9 x 6'6 (3.28m x 1.98m)

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

FAMILY BATHROOM: 8'11 > 6'5 x 7' (2.72m > 1.96m x 2.13m)

Double glazed Velux window to rear, chrome heated towel rail, 3 piece suite comprising panelled bath with mixer tap and shower over with glass screen, pedestal wash hand basin and close coupled wc, tiled walls and floor.

GROUND FLOOR:

ENTRANCE HALLWAY:

Wood panelled entrance door to front with double glazed windows to each side, radiator, return staircase to first floor, wood effect floor, doors to:

DINING ROOM: 14'8 x 12'1 > 10'1 (4.47m x 3.68m > 3.07m)

Double glazed windows to front and side, radiator.

LIVING ROOM: 26'3 x 16'3 > 14'8 > 10'5 (8.00m x 4.95m > 4.47m > 3.18m)

Double glazed door opening onto frontage, two double glazed windows to front and further double glazed windows to side, exposed red brick fireplace with inset multi fuel burner, radiator, wood effect floor, leading to:

STUDY: 8'1 x 7'4 (2.46m x 2.24m)

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

CONSERVATORY: 18'3 x 14'6 > 12'7 (5.56m x 4.42m > 3.84m)

Double glazed French style doors to side, double glazed windows to side and rear, electric heater, tiled floor, vaulted ceiling with fan light.

KITCHEN/BREAKFAST ROOM: 15'7 x 11' (4.75m x 3.35m)

Double glazed windows to side and rear, extensive range of matching country style wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer sink unit, range oven to remain with extractor hood over, integrated microwave, space and plumbing for American style fridge/freezer and dishwasher, tiled walls, tiled floor, door to:

UTILITY: 9'1 x 8'11 (2.77m x 2.72m)

Entrance door to side, double glazed window to rear, radiator, space and plumbing for washing machine and tumble dryer, part tiled walls, tiled floor, door to:

WC:

Obscure double glazed window to rear, 2 piece white suite comprising wall mounted corner wash hand basin and close coupled wc, part tiled walls, tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, exterior cold water tap and lighting, side access leading to:

FRONTAGE:

Front garden is predominantly laid to lawn with established hedgerow to boundaries and planted beds, driveway providing extensive off road parking for several vehicles leading to:

DETACHED DOUBLE GARAGE:

Twin wide opening doors to front, power and light connected, sail loft accessed via door to side, personal door to rear.

TENURE & COUNCIL TAX BAND:

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

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.

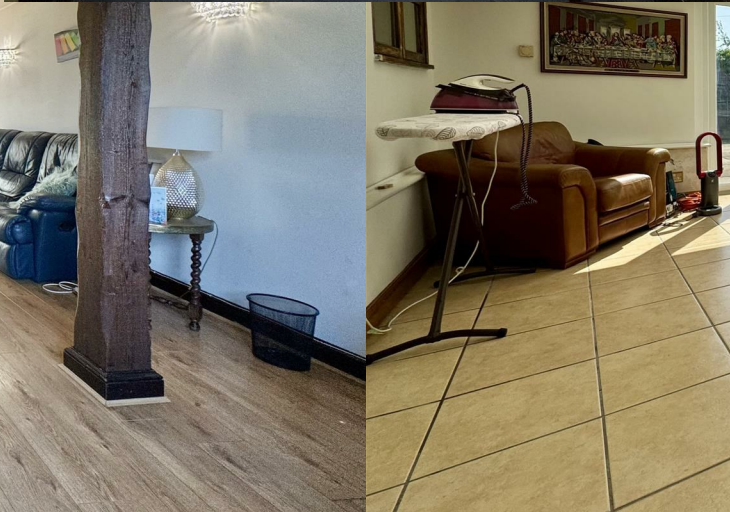
MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

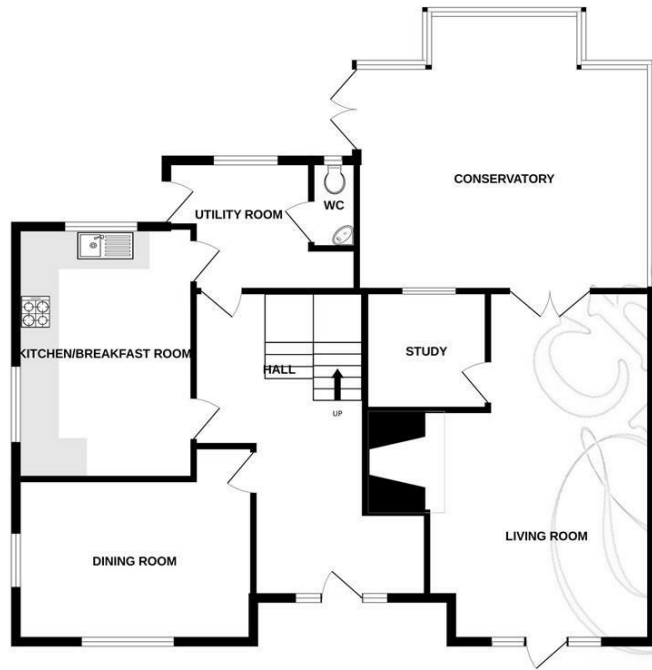
MAYLAND:

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.

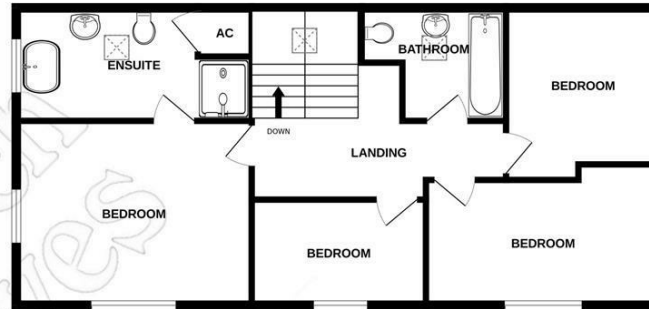




GROUND FLOOR



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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