

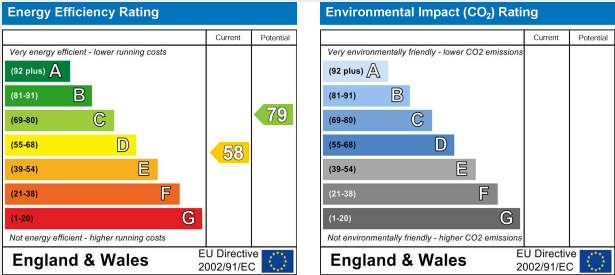
Paul Mason Associates



West Avenue, Mayland, Essex, CM3 6AE

Guide price £650,000 - £700,000

- Four bedroom detached bungalow
- Set on a generous plot of approximately 1/4 acre
- Large in and out driveway for multiple vehicles
- Beautifully landscaped garden
- Modern kitchen/dining room with bi-folding doors opening to the rear garden
- Seperate utility room
- Four piece bathroom suite plus en-suite to bedroom one
- Four well-proportioned bedrooms, plus a separate study
- Waterside village location
- EPC - D



Guide Price £650,000 - £700,000..... A beautifully presented four bedroom detached bungalow, positioned on the popular West Avenue in Mayland, Essex, and set on a generous plot of approximately 1/4 acre.

The property offers spacious and versatile accommodation throughout, with a welcoming central hallway providing access to four well-proportioned bedrooms, a study, a large living room, family bathroom and en-suite. The impressive kitchen/diner forms the heart of the home, featuring a modern fitted kitchen, dining space and wide doors opening directly onto the garden, creating a bright indoor-outdoor feel. There is also a separate utility room, providing useful additional storage and laundry space. The property benefits from mains gas for the use of the gas hob, with the heating and hot water supplied by the air source heat pump.

The living room is generously sized and offers a comfortable reception space with a feature fireplace and large window, while the bedrooms provide excellent flexibility for family living, guests or working from home. Both bathrooms are well appointed, with the main bathroom offering a bath and separate shower, and the en-suite finished in a stylish contemporary design.

Externally, the bungalow sits back from the road with a substantial driveway to the front providing ample off-road parking. To the rear, the beautifully maintained garden is a standout feature, with a large lawn, attractive patio seating areas, established planting, pergola walkway and open countryside views beyond.

A superb detached bungalow offering generous single-storey living, excellent outside space and a sought-after Mayland location.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Central Hallway

Utility Room

3.2m x 2.0m (10'5" x 6'6")

Family Bathroom

3.2m x 2.3m (10'5" x 7'6")

Kitchen/Dining Room

8.2m x 3.3m (26'10" x 10'9")

Living Room

7.0m x 4.3m (22'11" x 14'1")

Study

2.5m x 1.7m (8'2" x 5'6")

Bedroom One

5.0m x 4.1m (16'4" x 13'5")

En-Suite

Bedroom Two

4.2m x 2.6m (13'9" x 8'6")

Bedroom Three

3.3m x 2.3m (10'9" x 7'6")

Bedroom Four

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heating

Local Authority - Maldon District
Council

Solar Panels

Solar Panels

Solar Panels: - We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate.

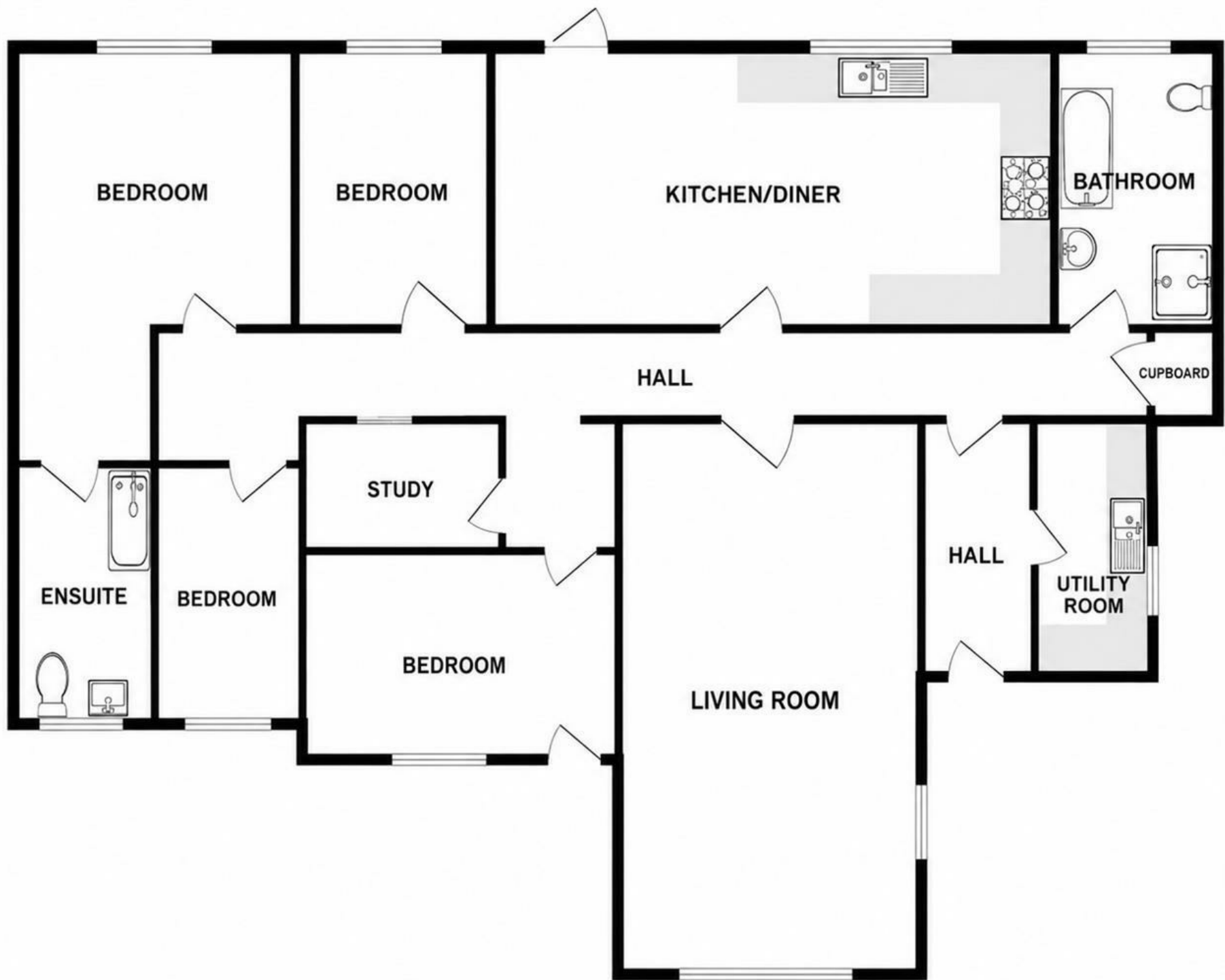
Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements

as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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