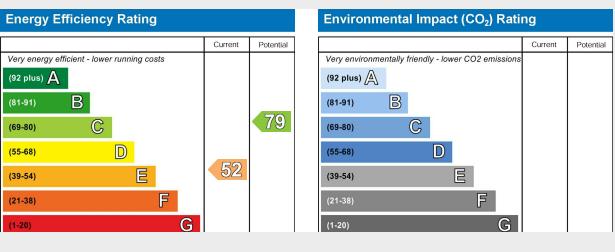


Paul Mason Associates



Steeple Road, Mayland, Chelmsford, Essex, CM3 6BB  
Guide price £550,000

- Five Bedroom Detached Bungalow
- Annex With 6th Bedroom
- Sizeable Lounge Measuring 25'3" x 22'11"
- En-Suite to Bedroom One
- Spacious Kitchen/Diner
- Driveway Parking
- Detached Double Garage/Workshop With B1 Use
- Waterside Village Location
- Masses of Potential
- EPC - E



No Onward Chain...Guide Price - £550,000-£575,000...This substantial five/six bedroom bungalow offers masses of potential. The property boasts sizeable living accommodation with the lounge measuring 25'3" x 22'11" and the main Kitchen 16'0" x 14'9", providing plenty of work surface space as well as dining space. There are five well proportioned bedrooms to the main house with bedroom one benefitting from an en-suite and there is a separate bathroom suite that serves the remaining bedrooms. Additionally, accessed via the entrance hall there is an annex which comprises the sixth bedroom associated with the property with its own en-suite, kitchen and reception room. Externally the property is sat back from the road with a shingle driveway to the front, providing off road parking for numerous vehicles. To the rear, the garden begins with a paved patio seating area with a double garage/workshop which benefits from B1 use erected to the rear. Viewing comes highly recommended to appreciate the potential and size of the accommodation offered with this property.

The property is located in the popular waterside village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

## ACCOMMODATION

### GROUND FLOOR

#### Hallway

6.0m x 2.6m (19'8" x 8'6")

#### Kitchen/Dining Room

4.9m x 4.5m (16'0" x 14'9")

#### Cloakroom

#### Lounge

7.7m x 7.0m (25'3" x 22'11")

#### Bedroom One

4.3m x 3.5m (14'1" x 11'5")

#### En-Suite

2.5m x 1.3m (8'2" x 4'3")

#### Bedroom Two

4.8m x 2.9m (15'8" x 9'6")

#### Bedroom Three

3.2m x 2.9m (10'5" x 9'6")

#### Bedroom Four

3.2m x 2.9m (10'5" x 9'6")

#### Bedroom Five

3.2m x 2.5m (10'5" x 8'2")

#### Family Bathroom

3.2m x 1.9m (10'5" x 6'2")

### ANNEX

#### Lounge

4.9m x 3.2m (16'0" x 10'5")

#### Kitchen

3.2m x 1.9m (10'5" x 6'2")

#### Bedroom

3.7m x 2.9m (12'1" x 9'6")

#### En-Suite

2.3m x 1.6m (7'6" x 5'2")

### EXTERIOR

#### Frontage

#### Rear Garden

#### Double Garage/Workshop with B1 Use

7.7m x 7.6m (25'3" x 24'11")

#### WC

2.2m x 1.6m (7'2" x 5'2")

### Property Services

#### Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

### 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.

Ground Floor





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