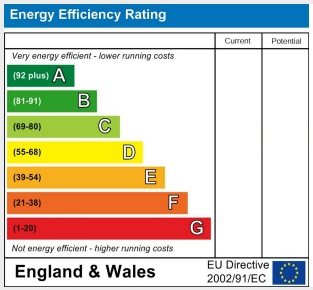
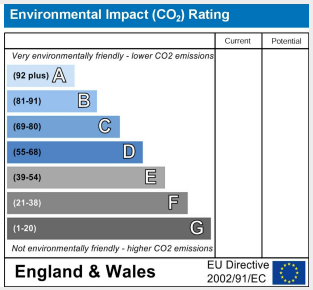
Paul Mason Associates

Hillcrest, Mayland, Essex, CM3 6AZ

Guide price £375,000

- Two-bedroom semi-detached home in the popular village of Mayland
- Originally a three-bedroom property with potential to reinstate the third bedroom
- Impressive 21'11" x 13'5" lounge with double doors to the rear garden
- Spacious kitchen/diner with integrated oven, washing machine and dishwasher
- Ground-floor cloakroom plus three-piece family bathroom on first floor
- Large principal bedroom with separate dressing area
- Second bedroom currently used as a home office
- Rear garden with patio seating area, lawn, timber shed and side access
- Single garage and driveway parking for two vehicles
- EPC - TBC





Situated within the popular waterside village of Mayland is this well-presented two-bedroom semi-detached home, which has been maintained to a very good standard by the current seller. Originally constructed as a three-bedroom property, the home also offers the potential to reinstate the third bedroom, with the current principal bedroom having previously been two separate rooms.

The property is entered via a spacious entrance hallway providing access to the ground-floor accommodation. A particular feature is the impressive 21'11" x 13'5" lounge, enjoying plenty of natural light from a window to the front and double doors opening directly onto the rear garden. There is also a generous kitchen/diner fitted with an integrated oven, washing machine and dishwasher, together with a further door leading outside. A convenient ground-floor cloakroom completes the accommodation on this level.

Upstairs are two well-proportioned bedrooms. The principal bedroom is especially spacious, having been created by combining two former bedrooms and now incorporating a useful dressing area. This layout could potentially be converted back to provide three bedrooms if required. The second bedroom is currently arranged as a home office, while a three-piece family bathroom completes the first floor.

Externally, the rear garden features a patio area providing space for outdoor seating and entertaining, with fencing separating this from the remainder of the garden, which is predominantly laid to lawn. A timber shed provides additional storage, and there is gated side access leading to the front.

Further benefits include a single garage accessed from the front and driveway parking comfortably accommodating two vehicles. Overall, this is a well-maintained and versatile home offering generous living space and the flexibility to create a third bedroom, making it an excellent option for a variety of buyers.

Location...
Mayland is a popular waterside village on the Essex coast, well regarded for its marina, scenic walks and relaxed village atmosphere. Local amenities include shops, pubs, primary schools, recreational facilities and sailing opportunities, while Maldon, South Woodham Ferrers and Chelmsford are all accessible for a wider range of amenities and transport connections.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway
5.07m x 2.71m (16'7" x 8'10")

Lounge
6.68m x 4.09m (21'11" x 13'5")

Kitchen/Diner
5.55m x 2.64m (18'2" x 8'7")

Cloakroom
1.06m x 0.92m (3'5" x 3'0")

FIRST FLOOR

Landing

Bedroom One
5.60m x 3.29m (18'4" x 10'9")

Bedroom Two
2.81m x 2.02m (9'2" x 6'7")

Family Bathroom
1.87m x 1.72m (6'1" x 5'7")

EXTERIOR

Rear Garden

Driveway for 2 Vehicles

Single Garage

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Maldon

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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