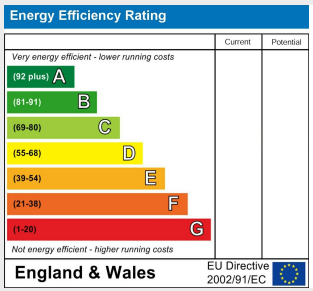
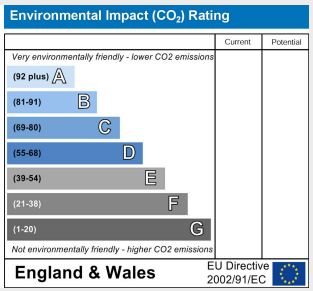
Paul Mason Associates

West Avenue, Mayland, Chelmsford, CM3 6AF

Offers in excess of £460,000

- Three Bedroom Detached Bungalow
- Spacious Accommodation Throughout
- In and Out Driveway
- Two Single Garages
- Generously Sized Plot
- Refitted Shower Room
- Kitchen/Dining Room and Lounge with Dual Aspect Windows
- Village Location
- NO ONWARD CHAIN
- EPC - TBC





Offered with no onward chain and with probate already granted, this spacious three-bedroom detached bungalow occupies a generous plot within the popular waterside village of Mayland. The property provides excellent potential for further improvement or extension, subject to the necessary planning consent.

The accommodation begins with an entrance porch leading into the hallway, which includes a useful storage cupboard and provides access to both the lounge and kitchen/diner. The generously sized lounge is filled with natural light from dual-aspect windows and features an attractive fireplace. Also enjoying a dual aspect, the bright kitchen/diner offers ample space for dining, a further storage cupboard and direct side access to the rear garden.

Both principal living areas connect to an inner hallway, from which there are doors to three well-proportioned bedrooms, each benefiting from fitted storage, together with a refitted shower room.

Externally, the bungalow is set well back from the road behind an in-and-out driveway, providing ample off-road parking. To the rear is a particularly generous garden offering considerable scope for landscaping and outdoor entertaining, complemented by two single garages. A rarely available opportunity to create a wonderful home in a desirable village setting.

Awaiting Floorplan

Location
The village of Mayland is 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

Entrance Porch
1.7m x 0.9m (5'6" x 2'11")

Entrance Hall
2.0m x 1.3m (6'6" x 4'3")

Lounge
5.4m x 4.0m (17'8" x 13'1")

Kitchen/Dining Room
5.3m x 4.1m (17'4" x 13'5")

Inner Hall
2.4m x 2.2m (7'10" x 7'2")

Shower Room
2.2m x 1.7m (7'2" x 5'6")

Bedroom One
3.7m x 3.3m (12'1" x 10'9")

Bedroom Two
3.7m > 2.9m x 3.3m (12'1" > 9'6" x 10'9")

Bedroom Three
2.9m x 2.4m (9'6" x 7'10")

EXTERIOR

Garage 1

Garage 2

Rear Garden

Frontage

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

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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The Property Ombudsman SALES

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