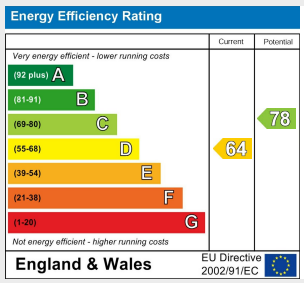
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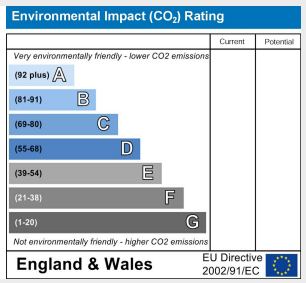


Princes Avenue, Mayland, Essex, CM3 6BA

Guide price £400,000

- NO ONWARD CHAIN
- Three bedroom detached bungalow
- Located within the popular and sought-after Mayland area, close to local amenities.
- Generous lounge benefiting from windows on multiple aspects and plenty of natural light
- Practical fitted kitchen featuring an integrated oven and ample worktop and storage space
- Useful lean-to utility area with space for a washing machine and tumble dryer
- Generous sectioned rear garden featuring an abundance of mature shrubs, established trees and planted area
- Garden further benefits from various outbuildings, a feature pond and patio area ideal for outdoor seating
- Private driveway to the front providing convenient off-road parking for approximately two to three vehicles
- EPC - TBC





GUIDE PRICE £400,000 - £425,000.....No Onward Chain, Situated in the popular village of Mayland, this spacious three-bedroom detached bungalow offers generous accommodation, a substantial rear garden and off-road parking for multiple vehicles.

The property is entered via a welcoming entrance hall, with a hallway providing access to the remainder of the accommodation. There are three well-proportioned bedrooms, together with a particularly spacious lounge benefiting from windows on multiple aspects, allowing plenty of natural light to create a bright and airy living space. The property also features a practical kitchen with an integrated oven, while an adjoining lean-to is currently utilised as a useful utility area, providing space and plumbing for a washing machine and dryer. There is also an accessible wet room designed to enable use by wheelchair users.

Outside, the rear garden is a particular feature of the property. Generously sized and arranged into a number of distinct sections, it offers an abundance of mature shrubs and established trees, along with various outbuildings providing useful storage. The rear garden also benefits from a feature pond and patio seating area. To the front, a private driveway provides off-road parking for approximately two to three vehicles.

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula, offering a peaceful coastal setting with attractive countryside and scenic views across the Blackwater Estuary. The village benefits from a range of local amenities, including shops, a primary school, medical facilities, public houses and recreational areas. With a marina, sailing opportunities and picturesque coastal walks, Mayland offers an appealing village lifestyle, whilst Maldon, Burnham-on-Crouch and South Woodham Ferrers provide further shopping, leisure and transport connections.

Location...

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of coastal living, beautiful countryside and a welcoming village atmosphere. Positioned close to the Blackwater Estuary, the village enjoys a peaceful setting with scenic views across the water towards Osea Island, Goldhanger and Heybridge Basin.

The village benefits from a good range of everyday amenities, including convenience stores, a Post Office, pharmacy, bakery, takeaways, public houses and restaurants. Families are well catered for with Maylandsea Community Primary School, a preschool, medical facilities and a village hall hosting various clubs and community activities.

For those who enjoy the outdoors, Mayland offers excellent recreational opportunities, with Blackwater Marina and local sailing clubs providing access to the estuary. The popular seawall walks offer picturesque coastal views, whilst Lawling Park provides playing fields, recreational facilities and open spaces. The nearby nature reserve and surrounding countryside also offer attractive walking routes and opportunities to enjoy local wildlife.

Mayland is conveniently positioned for access to Maldon, Burnham-on-Crouch, South Woodham Ferrers and Chelmsford, all providing a wider selection of shopping, schooling and leisure facilities. Railway services are available from Southminster and Burnham-on-Crouch, offering connections towards London Liverpool Street via Wickford, with local bus services providing additional transport links.

Combining a relaxed waterside lifestyle, excellent local amenities and attractive countryside surroundings, Mayland is an appealing choice for families, professionals and those looking to enjoy the charm of coastal village living.

ACCOMMODATION

Entrance Hall

Lounge/Diner
8.33m x 3.43m (27'3" x 11'3")

Kitchen
4.09m x 2.79m (13'5" x 9'1")

Utility/Lean to
4.09m x 1.96m (13'5" x 6'5")

Hallway

Bedroom One
3.15m x 3.12m (10'4" x 10'2")

Bedroom Two
3.33m x 2.36m (10'11" x 7'8")

Bedroom Three
2.59m x 2.5m (8'5" x 8'2")

Family Bathroom

EXTERIOR

Rear Garden

Frontage

Garage
5.23m x 2.77m (17'1" x 9'1")

Property Services

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

Viewings

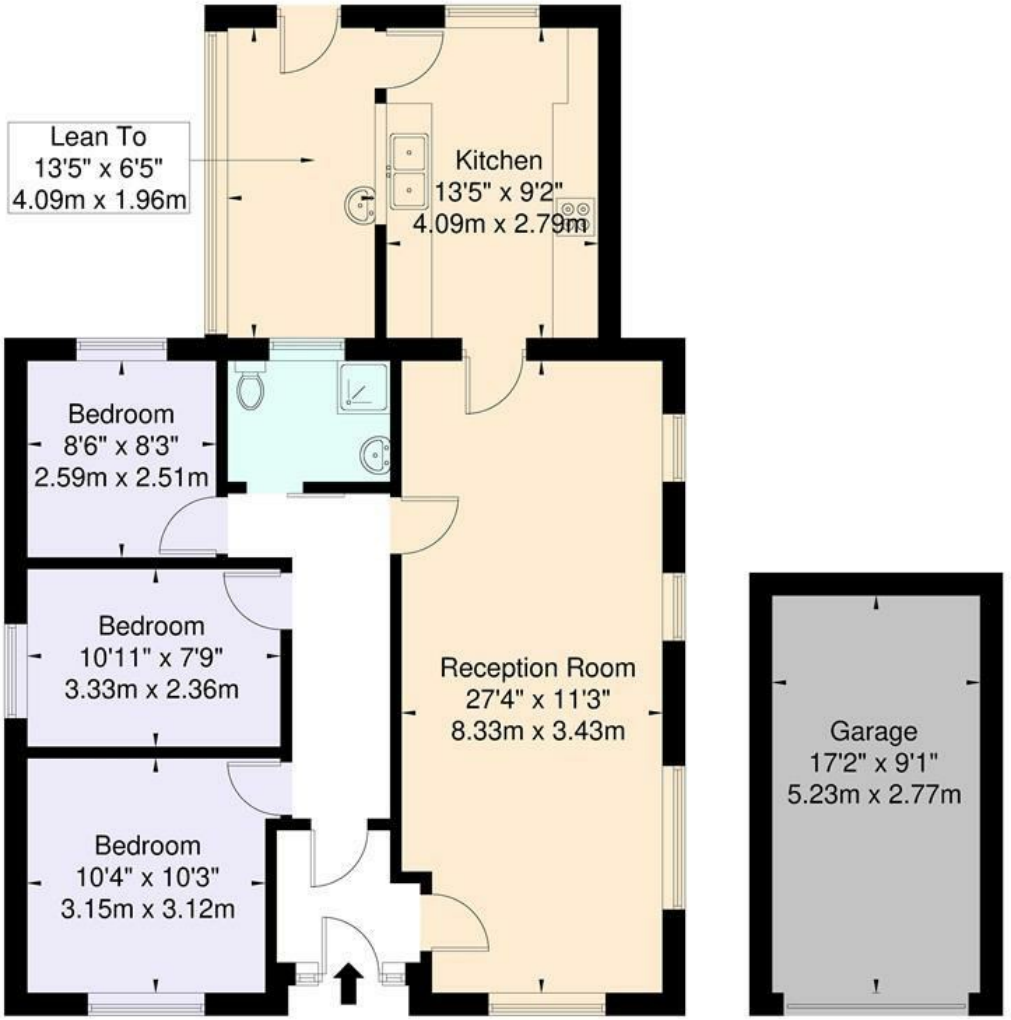
Strictly by appointment only thro
the selling agent Paul Mason
Associates 01245 382555.

Important Notices

We wish to inform all prospectiv
purchasers that we have prepar
these particulars including text,
photographs and measurement
a general guide. Room sizes sh
not be relied upon for carpets a
furnishings. We have not carrie
a survey or tested the services,
appliances and specific fittings.
These particulars do not form p
of a contract and must not be re
upon as statement or represent
of fact.

Princes Avenue Mayland, Chelmsford, CM3 6BA

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 105.2 sq m / 1132 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

For Illustration Purposes Only - Not To Scale

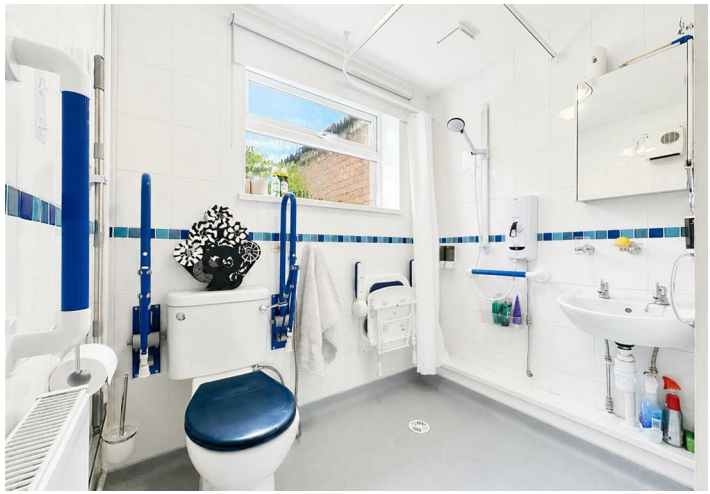
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let











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The Property Ombudsman SALES

OFT Approved code











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