



Mill Road | Mayland | Chelmsford | CM3 6EQ

Guide Price £625,000

bear
Estate Agents

Guide Price £625,000 - £675,000

Bear Estate Agents are pleased to bring to the market this impressive four-bedroom detached residence, set within a peaceful and highly regarded part of Chelmsford. This beautiful property, Mayflower House, also benefits from plans for a stunning side extension, adding extra square footage and an additional reception room if desired. Please see attached details for further information.

Offering generous living accommodation and modern finishes throughout, this property is perfectly suited to families and professionals seeking space, comfort and quality.

The home features a spacious and contemporary kitchen-diner, ideal for both everyday living and entertaining, alongside a large and bright lounge, a dedicated home office and a convenient downstairs cloakroom. Beautiful wooden flooring runs through much of the ground floor, adding warmth and character to the living spaces.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, complemented by a stylish family bathroom.

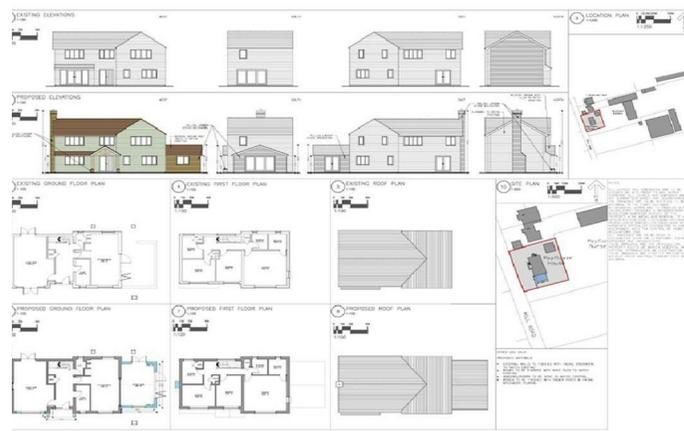
Externally, the property occupies an impressive corner-style plot with a spacious wraparound garden, providing an excellent setting for outdoor dining, play areas or future landscaping. A double garage offers ample storage, off-street parking and potential for hobby use.

Surrounded by well-regarded schools, local amenities and attractive open spaces, Mayflower Nursery House enjoys an enviable position within this sought-after village location. With planning permission already granted for a single-storey extension to create a second reception room, this outstanding home presents an exciting opportunity for a wide range of buyers.

- Stunning Detached House
- Beautifully Modernised Throughout
- Detached Double Garage
- Bedroom One With Ensuite
- Study
- Off Street Parking
- Four Double Bedrooms
- Underfloor Heating Throughout
- Downstairs WC
- Wrap Around Garden

Hallway

Smooth ceiling with inset spotlights, power points, oak wooden flooring throughout, vertical radiator, storage cupboard and oak doors leading to all rooms.





Reception Room

22'1 x 12'11 (6.73m x 3.94m)
Smooth ceiling with inset spotlights, power points, vertical radiators, oak flooring throughout, UPVC double glazed French doors to front aspect and UPVC double glazed door to rear garden.

Kitchen/Diner

22'1 x 16'5 (6.73m x 5.00m)
Smooth ceiling with inset spotlights, eye and base level units, Neff double oven, sink, integrated Neff dishwasher, Neff induction hob with extractor fan above, marble effect flooring throughout and underfloor heating and double glazed window to the side aspect..

Study

11'5 x 5'1 (3.48m x 1.55m)
Smooth ceiling with inset spotlights, double glazed window to the side aspect, space for storage and oak wood flooring throughout.

WC

7'3 x 3'8 (2.21m x 1.12m)
Tiled walls surround, WC, wash hand basin, heated towel rail, obscure double glazed window to the side aspect and tiled flooring throughout.

Bedroom One

16'7 x 15'7 (5.05m x 4.75m)
Smooth ceiling with inset spotlights, double glazed window to the front and side aspect, wall mounted radiator, carpeted flooring throughout and door to ensuite bathroom.



Ensuite

6'2 x 6'6 (1.88m x 1.98m)

Smooth ceiling with inset spotlights, enclosed walk in shower unit with double headed mains shower, WC, tiled flooring throughout, obscure double glazed window to the rear and skylight window.

Bedroom Two

12'11 x 9'11 (3.94m x 3.02m)

Smooth ceiling with inset spotlights, double glazed window, wall mounted radiator and carpeted flooring throughout.

Bedroom Three

13'9 x 9'7 (4.19m x 2.92m)

Smooth ceiling with inset spotlights, double glazed window, wall mounted radiator, carpeted flooring throughout and power points.

Bedroom Four

12'2 x 8'7 (3.71m x 2.62m)

Smooth ceiling with pendant ceiling light, wall mounted radiator, power points and carpeted flooring throughout.

Bathroom

6'6 x 6'2 (1.98m x 1.88m)

Smooth ceiling with inset spotlights, bath with shower head attachment, WC, vanity sink unit, heated towel rail, tiled surrounds and tiled flooring.

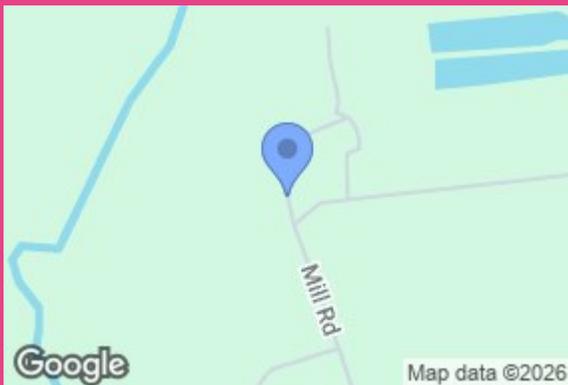
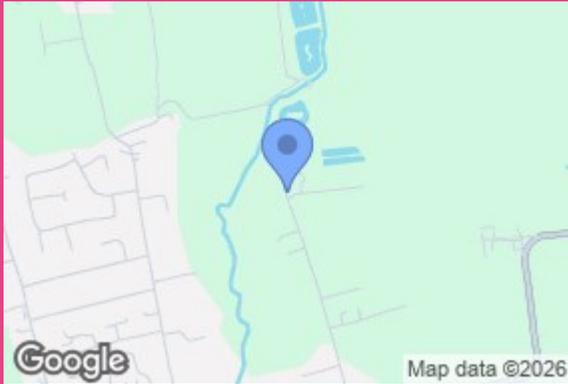
Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

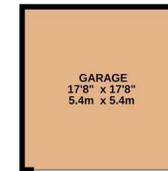
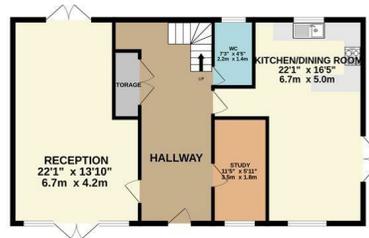
Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Council Tax Band - E

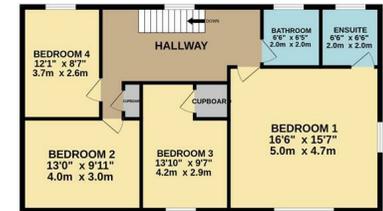




GROUND FLOOR
1159 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 2022 sq.ft. (187.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>