



Heron Way, Mayland , Essex CM3 6TP  
Price £395,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offered for sale with NO ONWARD CHAIN is this extremely well presented, vastly improved and deceptively spacious detached bungalow set along a quiet, sought after turning within the waterside village of Mayland. The property offers sizeable living accommodation throughout commencing with a light and airy entrance hall leading to two double bedrooms, one of which benefits from a refitted en-suite shower room. The remaining accommodation comprises a good sized living room overlooking the rear garden, impressive kitchen/dining room, refitted shower room and further bedroom/study with access from the hall and living room. Externally is a well presented rear garden while to the side of the property is a driveway providing off road parking for three vehicles leading to a garage. Impressive improvements made to the property over the last couple of years include the installation of a highly efficient electric boiler, refitted bath and shower rooms and adaptations both internally and externally to cater for wheelchair use. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating E.



## ACCOMMODATION COMPRISES:

### ENTRANCE HALL:

Obscure double glazed entrance door to front, 2 radiators, built in double storage cupboard housing electric boiler (installed in 2023), high level storage area with feature window to front, wood effect floor, doors to:

### BEDROOM 2: 11'8 x 8'9 (3.56m x 2.67m )

Double glazed window to front, radiator, wood effect floor.

### KITCHEN/DINING ROOM: 16'4 x 11'9 (4.98m x 3.58m )

Double glazed sliding patio door opening onto rear garden, double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with integrated 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor over and oven below, integrated fridge, space for American style fridge/freezer and washing machine, part tiled walls.

### SHOWER ROOM:

Refitted shower room with obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls, inset downlights, extractor fan.

### BEDROOM 1: 17'3 > 13'4 x 11'9 (5.26m > 4.06m x 3.58m )

Double glazed window to front, radiator, wood effect floor, door to:

### EN-SUITE:

Refitted en-suite with obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor, inset downlights, extractor fan.

### LIVING ROOM: 17'1 > 14'8 x 11'9 (5.21m > 4.47m x 3.58m )

Double glazed sliding patio door opening onto rear

garden, double glazed window to side, radiator, electric fire with display mantle over, wood effect floor, double doors to:

### STUDY/BEDROOM 3: 9'4 > 7'9 x 7'2 (2.84m > 2.36m x 2.18m )

Double glazed window to rear, radiator, wood effect floor.

### EXTERIOR:

#### REAR GARDEN:

Commencing with a paved patio seating area with adjacent path that leads around the garden and incorporates a ramp from the living room having been adapted for wheelchair use, exterior power point, lighting and cold water tap, side access gate leading to front, personal door into side of:

#### GARAGE:

Up and over door to front, power and light connected, personal door to side, vehicle access via:

#### FRONT:

Driveway to the side of the bungalow providing off road parking for 3 vehicles and access to garage, remainder of frontage is attractively planted with steps up to front entrance door.

#### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band D.

#### VILLAGE OF MAYLAND:

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

#### AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No

responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

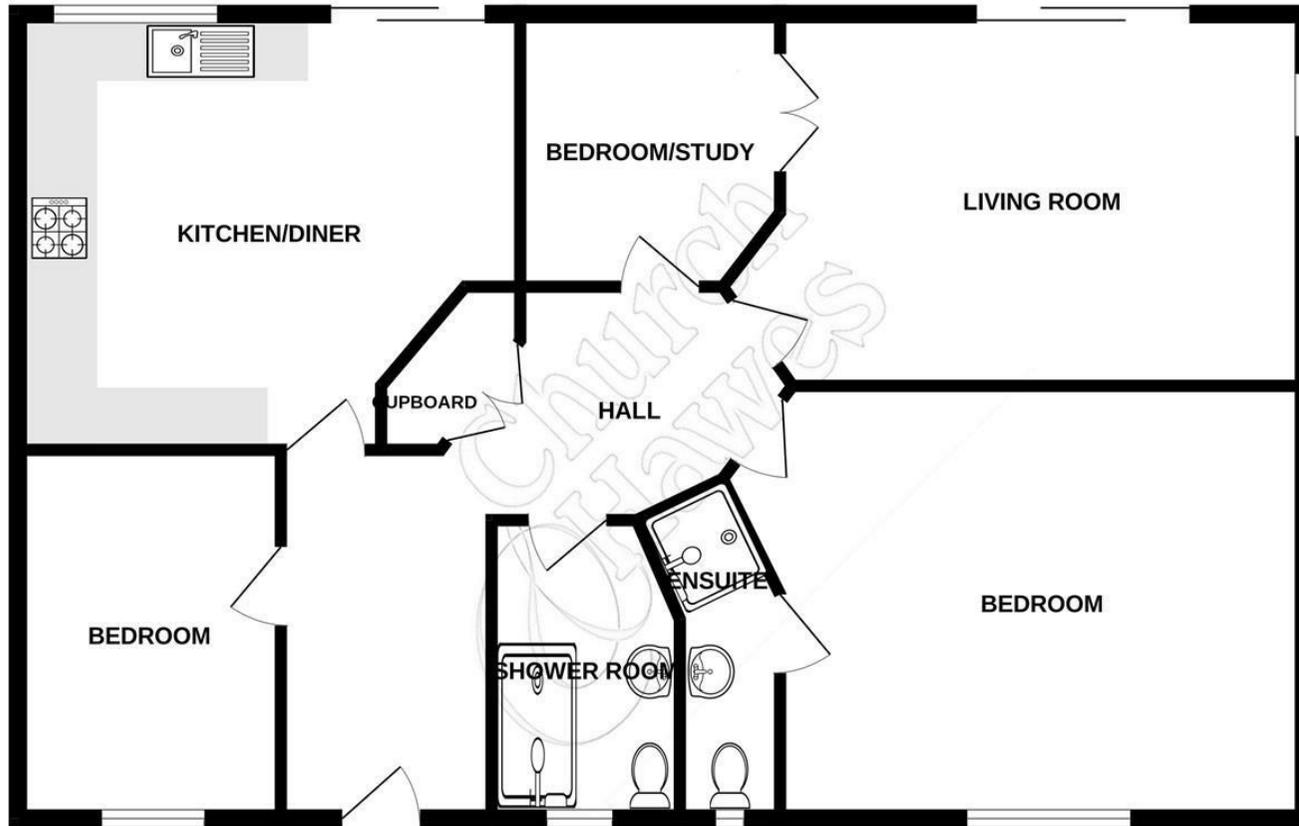
#### MONEY LAUNDERING & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







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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