



Spinnakers Esplanade, Mayland Chelmsford CM3 6AW



welcome to

Spinnakers Esplanade, Mayland Chelmsford

****GUIDE PRICE £700,000 - £725,000**** Offering STUNNING PANORAMIC VIEWS OVER THE ESTUARY and marina, is this well presented SPACIOUS POTTEN HOME occupying a plot of 1/2 ACRE with 140 FT Frontage and detached DOUBLE GARAGE.



Entrance Porch

Covered porch area, oak entrance door to:-

Entrance Hall

Stairs rising to first floor with cupboard under, feature exposed brick wall, doors to:-

Lounge

26' 6" x 16' 3" Max (8.08m x 4.95m Max)
Window to front with stunning estuary views, centrepiece inglenook style brick fireplace, French doors to rear opening to:-

Conservatory

18' 3" x 14' 9" Max (5.56m x 4.50m Max)
Dwarf brick wall and double glazed construction with pitched roof and French doors to side opening to the garden.

Study

8' 4" x 8' 2" (2.54m x 2.49m)
Window to rear.

Kitchen

15' 8" x 11' 1" (4.78m x 3.38m)
Windows to side and rear, sink and drainer set in roll top surfaces with tiled splashbacks and range of solid wood eye and base level units, Rangemaster style cooker with extractor over, space for further appliances, breakfast bar with storage cupboards under, door to:-

Utility Room

9' 3" x 9' 1" (2.82m x 2.77m)
Window to rear and door to side accessing the garden, door returning to entrance hall, door to:-

Cloakroom

Window to rear, white suite comprising of low level WC and pedestal basin.

Dining Room

14' 8" x 10' 2" (4.47m x 3.10m)
Windows to front and side.

First Floor

Landing

Window to rear, loft access, doors to:-

Bedroom One

14' 7" x 12' 6" (4.45m x 3.81m)
Window to front and side, door to:-

Ensuite

Window to side and Velux window to rear, white suite comprising of free standing claw-foot bath, separate shower, low level WC and pedestal basin, airing cupboard.

Bedroom Two

14' 6" x 8' 7" Max (4.42m x 2.62m Max)
Window to side and front with stunning estuary views.

Bedroom Three

10' 6" x 9' 6" (3.20m x 2.90m)
Window to side.

Bedroom Four

10' 8" x 6' 6" (3.25m x 1.98m)
Window to front with stunning estuary views.

Bathroom

Velux window to rear, white suite comprising of panel bath with shower over, low level WC and pedestal basin.

Outside

Front

140 FT frontage, laid to lawn with driveway providing parking for numerous vehicles leading to the double garage, gated side access to:-

Rear Garden

Enclosed by panel fence, laid to lawn with mature shrubs and patio seating area, newly installed bunded oil tank with a 10 year guarantee.

Double Garage

Two sets of double doors, window to side and further door to rear, power and light connected.



view this property online williamhbrown.co.uk/Property/MLN104596



welcome to

Spinnakers Esplanade, Mayland Chelmsford

- Estuary Views
- Double Garage
- Three Reception Rooms
- Bathroom & En Suite
- South Facing Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MLN104596](https://www.williamhbrown.co.uk/Property/MLN104596)



Property Ref:
MLN104596 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)