



**Orchard Drive, Mayland CHELMSFORD CM3 6EP**

**Welcome to**

**Orchard Drive, Mayland CHELMSFORD**

Situated in the DESIRABLE WATERFRONT VILLAGE of Mayland, with its LOCAL SHOPS, SCHOOLS AND PICTURESQUE QUAYSIDE, is this well proportioned link-detached home with WEST FACING GARDEN, enjoying AMPLE DRIVEWAY AND GARAGE as well as CONSERVATORY EXTENSION.



### **Entrance**

Modern composite entrance door to :-

### **Porch**

Double glazed UPVC window to front, entrance door to :-

### **Hallway**

Stairs rising to first floor with storage cupboard under, radiator, doors to :-

### **Lounge**

15' 2" x 12' 3" ( 4.62m x 3.73m )

Double glazed UPVC bow window to front, radiator.

### **Kitchen**

11' 11" x 9' 1" ( 3.63m x 2.77m )

Double glazed UPVC window to rear, modern fitted kitchen comprising sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units, space for appliances, open to :-

### **Dining Room**

9' 10" x 9' 2" ( 3.00m x 2.79m )

Radiator, patio door to rear opening to :-

### **Conservatory**

17' 2" x 8' 8" ( 5.23m x 2.64m )

Dwarf brick wall and double glazed construction with patio doors to rear opening onto the garden, radiator.

### **First Floor**

#### **Landing**

Double glazed UPVC window to side, doors to :-

#### **Bedroom One**

13' 1" x 10' 4" plus recess ( 3.99m x 3.15m plus recess )

Double glazed UPVC window to front, range of fitted wardrobes, radiator.

#### **Bedroom Two**

11' 11" x 10' 5" plus recess ( 3.63m x 3.17m plus recess )

Double glazed UPVC window to rear overlooking the garden, fitted wardrobes, built in cupboard, radiator.

#### **Bedroom Three**

9' 10" x 8' 2" ( 3.00m x 2.49m )

Double glazed UPVC window to front.

#### **Bathroom**

7' 11" x 5' 6" ( 2.41m x 1.68m )

Double glazed UPVC windows to rear, modern white suite comprising panel bath with shower over, low level WC and vanity basin, radiator.

### **Outside**

#### **Front**

Laid to lawn with mature shrubs, driveway providing off road parking for several vehicles leading to the garage.

#### **Garage**

Up and over door, power and light, door to :-

#### **Rear Lobby**

Patio door to garden, door to :-

#### **Cloakroom**

Suite comprising low level WC and hand basin.

#### **Rear Garden**

West facing, enclosed by panel fence and laid to lawn with mature shrub borders and raised decked seating area.



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## Welcome to

### Orchard Drive, Mayland CHELMSFORD

- Three Well-Proportioned Bedrooms
- Modern Bathroom
- Two Reception Rooms plus Conservatory
- West Facing Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: F  
Council Tax Band: D

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104588 - 0003

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