

Paul Mason Associates



The Drive, Mayland, Essex, CM3 6AB  
Guide price £500,000

- Four Bedroom Detached House - NO ONWARD CHAIN
- Gated Driveway Parking & Garage ( With Electric Door )
- Well Maintained, Secluded Rear Garden
- Two Reception Rooms Plus Conservatory
- Utility Room
- Ground Floor Cloakroom/WC
- En-Suite To Bedroom One
- Luxury Re-Fitted Bathroom
- A/C In Bedrooms One & Two
- Waterside Village Location

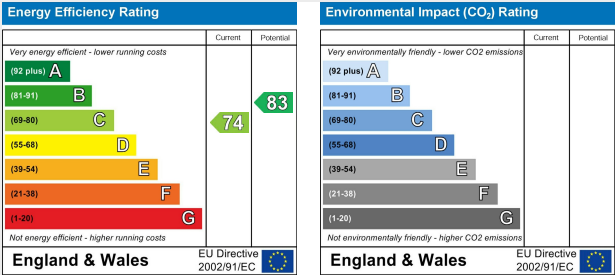
**\*\* NO ONWARD CHAIN\*\***

GUIDE PRICE £500,000 - £525,000.....A well-presented four bedroom detached home, ideally situated in a popular waterside village with a wide range of amenities within easy walking distance.

The ground floor offers spacious and versatile accommodation, comprising two reception rooms, a bright conservatory, a refitted modern kitchen, utility room, and a ground floor cloakroom/WC. Upstairs, the first floor landing leads to four well-proportioned bedrooms and a luxury re-fitted bathroom with under floor heating, with the principal bedroom further benefiting from an en-suite shower room.

Outside, the property enjoys a good size and secluded rear garden, ideal for relaxing or entertaining, while to the front there is a gated block paved driveway providing ample off-road parking with access to the single garage.

The village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.



## ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Dining Room

4.5m max x 4.1m (14'9" max x 13'5")

Lounge

5.7m x 4.1m (18'8" x 13'5")

Conservatory

4.5m x 3.0m (14'9" x 9'10")

Kitchen

3.5m x 3.4m (11'5" x 11'1")

Utility Room

### FIRST FLOOR

Landing

Bedroom One

4.4m x 4.1m (14'5" x 13'5")

En-Suite

Bedroom Two

4.2m x 3.4m (13'9" x 11'1")

Bedroom Three

3.7m x 3.4m (12'1" x 11'1")

Bedroom Four

3.9m x 3.0m max (12'9" x 9'10" max)

Bathroom

### EXTERIOR

Rear Garden

Frontage

Garage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District  
Council

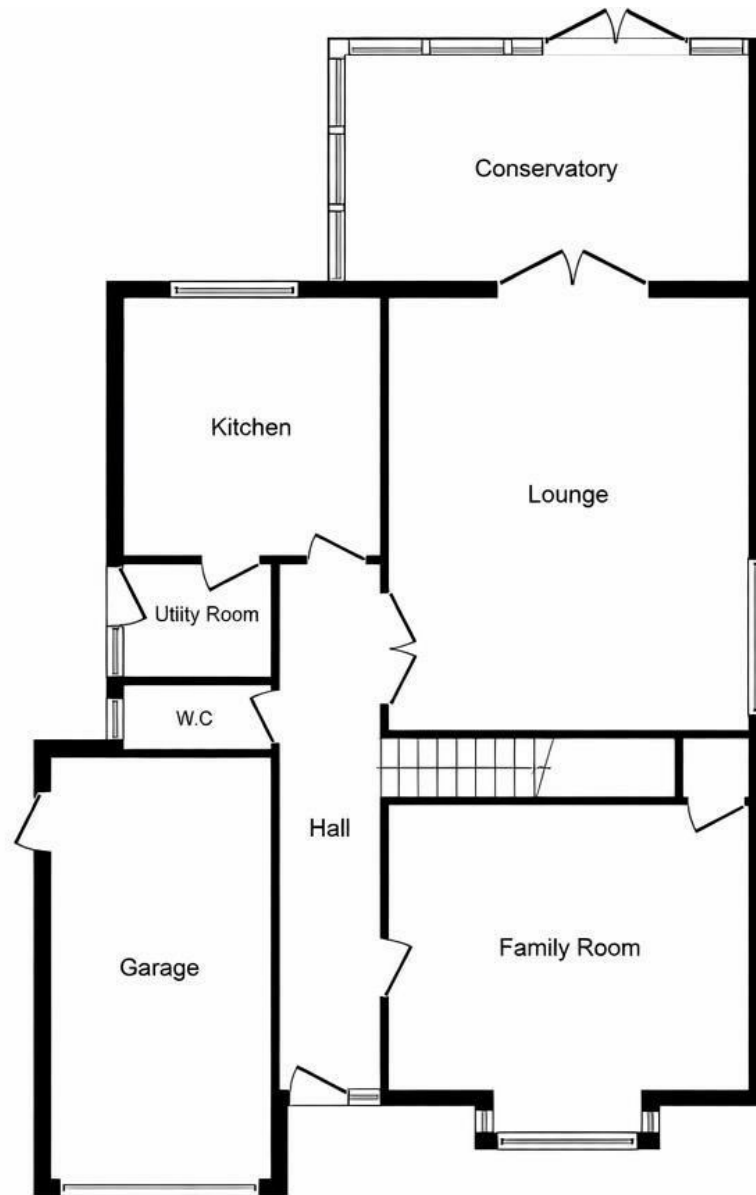
### Viewings

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

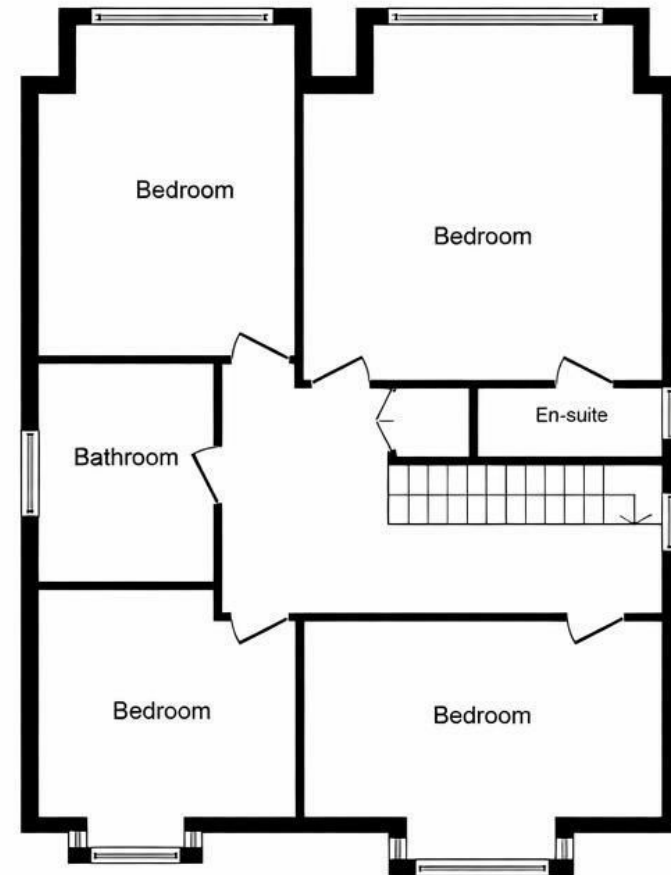
### Important Notices

We wish to inform all prospective  
purchasers that we have prepared  
these particulars including text,  
photographs and measurements as  
a general guide. Room sizes should  
not be relied upon for carpets and  
furnishings. We have not carried out  
a survey or tested the services,  
appliances and specific fittings.

These particulars do not form part  
of a contract and must not be relied  
upon as statement or representation  
of fact.



**Ground Floor**



**First Floor**



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35 The Street  
Latchingdon  
Chelmsford  
Essex  
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T: 01621 742 310

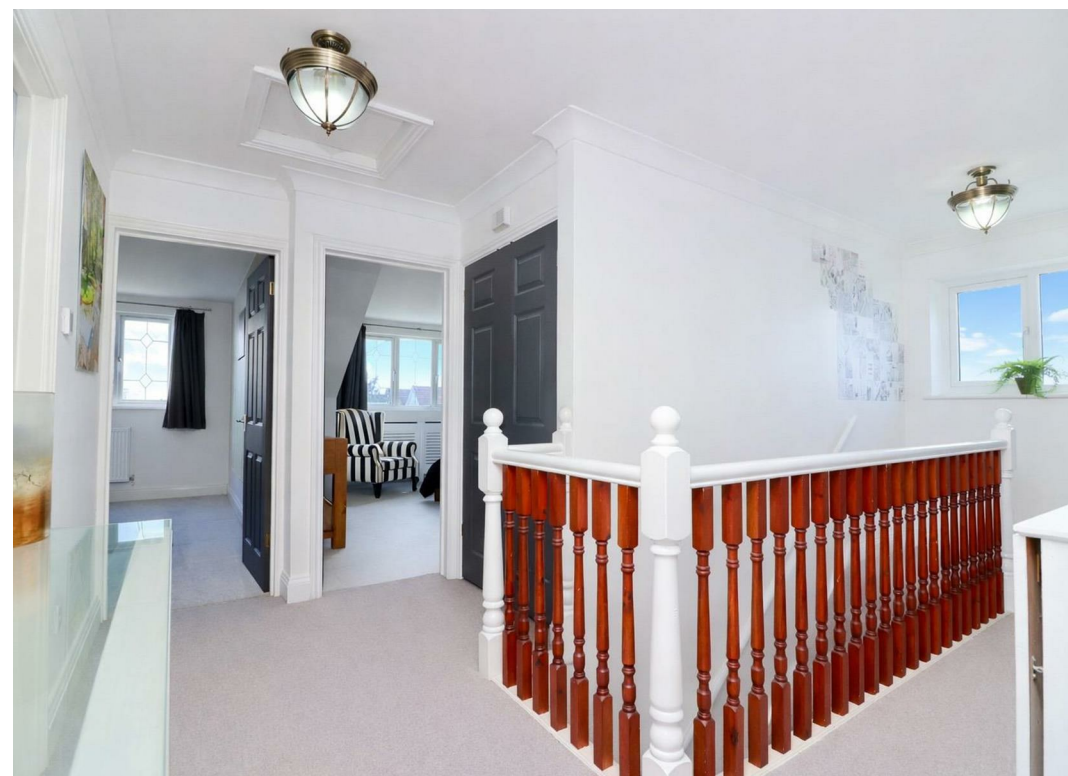
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

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F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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