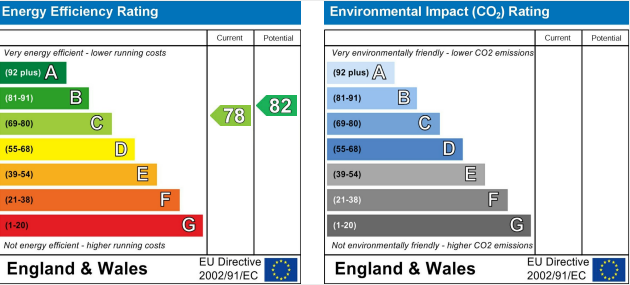


Paul Mason Associates

Teal Avenue, Mayland, Chelmsford, CM3 6TU
£400,000

- Four bedroom link-detached house
- Waterside village location
- Two reception rooms
- Off road parking and garage
- Entrance hall with two storage cupboards
- En-suite to bedroom one
- Ground floor cloakroom and first floor bathroom
- Kitchen/breakfast room
- Rear garden with access to the garage and frontage
- EPC - C



GUIDE PRICE £400,000 - £425,000... A spacious four-bedroom link-detached family home, positioned at the end of a quiet residential road and offering well-presented accommodation throughout. The ground floor opens with a welcoming entrance hall featuring two useful storage cupboards, stairs rising to the first floor, and access to the main reception spaces. These include a bright lounge, separate dining room, kitchen/breakfast room and a convenient cloakroom/WC.

Upstairs, a generous landing leads to four well-proportioned bedrooms and the family bathroom. Bedroom one further benefits from its own en-suite shower room with a walk-in cubicle, creating a practical and comfortable principal bedroom suite.

Externally, the property enjoys an attractive frontage, a car port providing off-road parking for up to three vehicles, and a garage. To the rear is an enclosed garden with lawn, patio and gravelled areas, ideal for family use and outdoor entertaining. The garden also provides pedestrian access to the garage, along with a side gate leading back to the frontage.



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Location

The village of Mayland is 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 Hall

Cloakroom/WC

Dining Room

3.4m x 2.3m (11'1" x 7'6")

Lounge

4.6m x 3.4m (15'1" x 11'1")

Kitchen/Breakfast Room

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

FIRST FLOOR

Landing

Bedroom One

4.7m x 2.9m (15'5" x 9'6")

En-Suite

Bedroom Two

4.6m x 3.4m (15'1" x 11'1")

Bedroom Three

3.1m x 3.1m (10'2" x 10'2")

Bedroom Four

2.2m x 2.0m (7'2" x 6'6")

Family Bathroom

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

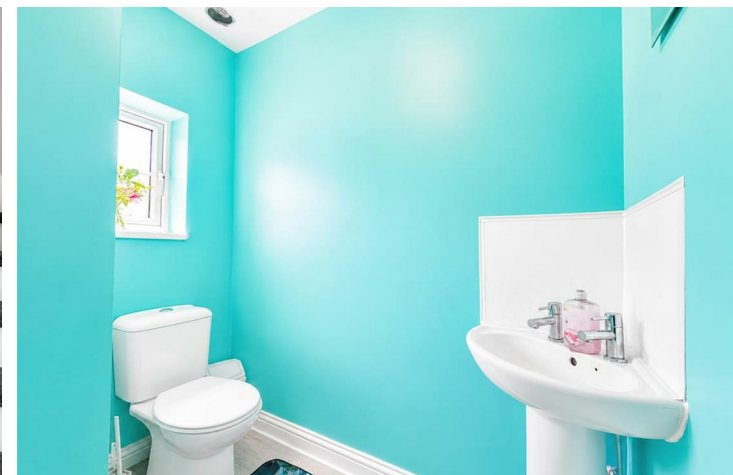
Viewings

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

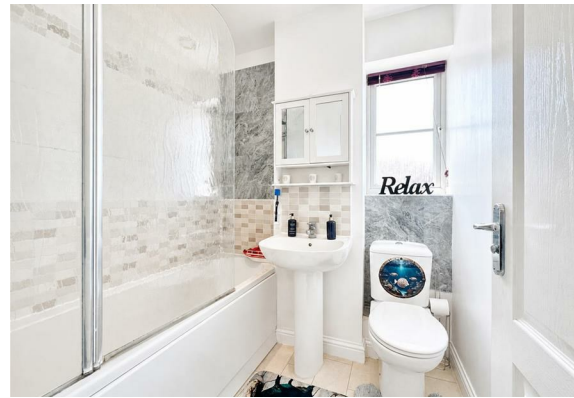
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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