

Imperial Avenue, Mayland

CM3 6TT

CURTIS O'BOYLE

Sales & Lettings





Imperial Avenue, Mayland CM3 6TT oieo £500,000

A beautifully presented four-bedroom detached home, ideally positioned backing onto open fields and offering stunning estuary views.

The property features a refitted kitchen, complemented by a separate utility room, ground floor WC, and a formal dining room. A bright and spacious through lounge opens into a double-glazed conservatory, providing uninterrupted views of the garden and surrounding fields.

Upstairs, the principal bedroom benefits from a modern ensuite shower room, alongside a stylish family bathroom serving the remaining bedrooms.

Additional highlights include a dedicated study/office attached to the double garage, as well as ample driveway parking

ENTRANCE PORCH Obscure double glazed entrance door, textured and coved ceiling, wood flooring, obscure glazed door to entrance hall.

ENTRANCE HALL Textured and coved ceiling, radiator, wood flooring, stairs to first floor.

WC Obscure double glazed window to rear aspect, textured ceiling, close coupled wc, wash hand basin, wood flooring, wall mounted gas boiler in recess.

LOUNGE 23' 8" x 9' 11" (7.21m x 3.02m) Double glazed windows to front and side aspect, French doors to conservatory, coved to smooth ceiling, two radiators, feature fireplace with log burner.

CONSERVATORY 9' 10" x 8' 7" (3m x 2.62m) Double glazed French doors to rear garden, double glazed to three aspects.

DINING ROOM 10' x 8' 10" (3.05m x 2.69m) Double glazed window to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring, arch to kitchen.

KITCHEN 9' 11" x 7' 6" (3.02m x 2.29m) Double glazed window to rear aspect, fitted base and wall units, textured and coved ceiling, stainless steel sink unit with mixer tap inset into work tops, built in electric double oven and four ring hob with hood above, integrated fridge, space for dishwasher, tiled floor, door to utility room.

UTILITY ROOM 19' 10" x 4' (6.05m x 1.22m) plus recess. Double glazed window to rear aspect, obscure double glazed door to front aspect, radiator, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, tiled splashbacks, tiled floor, space for washing machine.

FIRST FLOOR LANDING Double glazed window to rear aspect, airing cupboard, textured and coved ceiling.

BEDROOM ONE 11' 9" x 9' 8" (3.58m x 2.95m) Double glazed window to front aspect, radiator, textured and coved ceiling, door to ensuite wc.

ENSUITE Obscure double glazed window to side aspect, radiator, coved to smooth ceiling, shower cubicle, wash hand basin, heated towel rail, tiled walls, tiled floor.

BEDROOM TWO 10' 9" x 7' 8" (3.28m x 2.34m) plus recess. Double glazed window to rear aspect, radiator, textured and coved ceiling.

BEDROOM THREE 9' 11" x 7' 11" (3.02m x 2.41m) Double glazed window to rear aspect, radiator, textured and coved ceiling.

BEDROOM FOUR 8' 3" x 9' 7" (2.51m x 2.92m) Double glazed window to front aspect, radiator, textured and coved ceiling.

BATHROOM 7' 3" x 5' 4" (2.21m x 1.63m) Obscure double glazed window to side aspect, heated towel rail, white suite, panelled bath with mixer tap and shower over, close coupled wc, vanity wash hand basin, tiled walls and floor, smooth ceiling.

OFFICE/STUDY 11' 1" x 11' (3.38m x 3.35m) Obscure double glazed window to side aspect, sliding patio door for access, power and light connected. (External to house, attached to garage).

DOUBLE GARAGE 16' 5" x 15' 9" (5m x 4.8m) Up and over door, power and light, eaves storage, door to side aspect.

REAR GARDEN 49' x 46' (15m x 14m) approx. Backing onto fields, raised paved patio area, remainder mostly laid to lawn, fencing to boundary, gated side access, rear gate to fields, timber shed.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
1037 sq.ft. (96.4 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CURTIS O'BOYLE

Sales & Lettings