

Paul Mason Associates



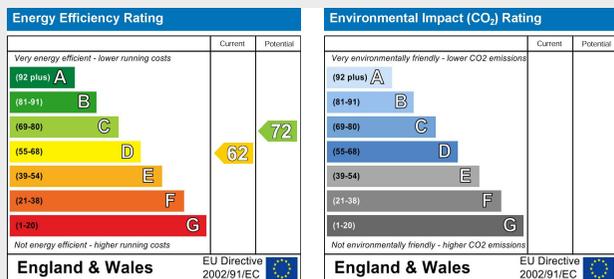
Promenade, Mayland, Chelmsford, CM3 6AR  
£575,000

- Spacious Accommodation Throughout
- Four Double Bedrooms
- Three Reception Rooms
- Kitchen/Dining Room
- WC/Utility Room
- Garden Approx. 130ft in Length
- Garden Room/Outbuilding
- Four Piece Bathroom Suite
- En-Suite to Bedroom One
- EPC - D

This well presented family home is located in the sought after 'promenade' in Mayland, 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.

The accommodation is deceptively spacious throughout comprising a porch, entrance hall, a generously sized lounge and two further adjoining reception rooms, The kitchen/dining room includes units fitted to eye and base level with plenty of work surface space and an integrated hob, extractor hood over, double oven and a microwave with plenty of space remaining for a dining table too. The ground floor also benefits from a WC/utility room. To the first floor, the landing provides access to the family bathroom suite which incorporates a bath, WC, vanity wash hand basin and a large walk in shower cubicle. There are four double bedrooms to the first floor with bedroom one boasting an en-suite shower room.

Externally, to the front of the property there is a block paved driveway providing parking for numerous vehicles, access to the garage space and to the rear garden via the side gate. The garden has been beautifully landscaped and includes a paved patio seating area to the front, a pathway to the side, a further patio seating area to the rear where there is also a purpose built garden room, currently used as an entertainment room and the remainder is laid to lawn with decorative lighting alongside the pathway. Viewing comes highly recommended to appreciate the property on offer.



## ACCOMMODATION

### GROUND FLOOR

Porch

Entrance Hall

Kitchen/Dining Room

7.49 x 3.35 (24'6" x 10'11")

WC/Utility Room

Lounge

7.06m x 3.91 (23'1" x 12'9")

Reception Room Two

7.06m x 2.97m (23'1" x 9'8" )

Reception Room Three

### FIRST FLOOR

Landing

Family Bathroom Suite

Bedroom One

5.08m x 4.57m (16'7" x 14'11" )

En-Suite

Bedroom Two

4.27 x 4.09 (14'0" x 13'5")

Bedroom Three

4.32m x 3.05m (14'2" x 10'0" )

Bedroom Four

3.20m x 3.10m (10'5" x 10'2" )

## EXTERIOR

Garage

Rear Garden

Garden Room

6.58m x 3.96m (21'7" x 12'11" )

Frontage

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

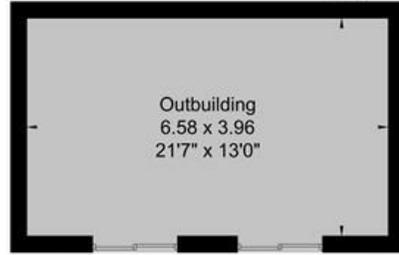
carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

# Promenade Mayland, Chelmsford, CM3 6AR

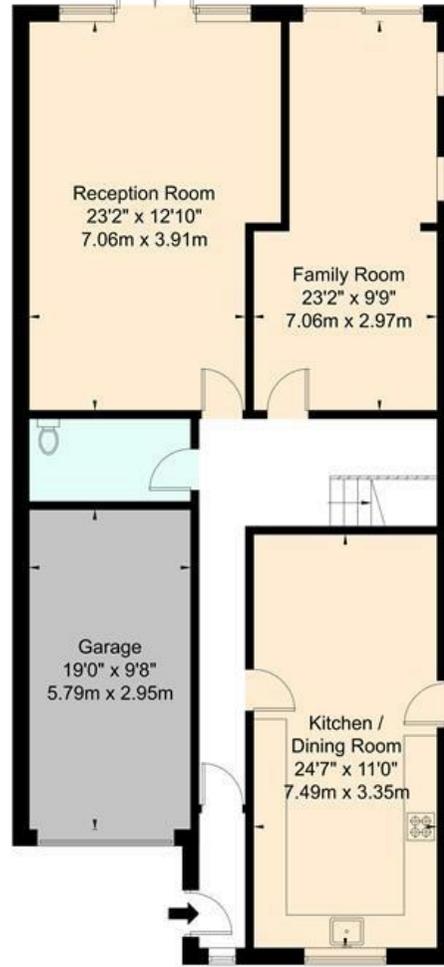
Approximate Gross Internal Area = 225.4 sq m / 2426 sq ft

Outbuilding = 26 sq m / 279 sq ft

Total = 251.4 sq m / 2705 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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.



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

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





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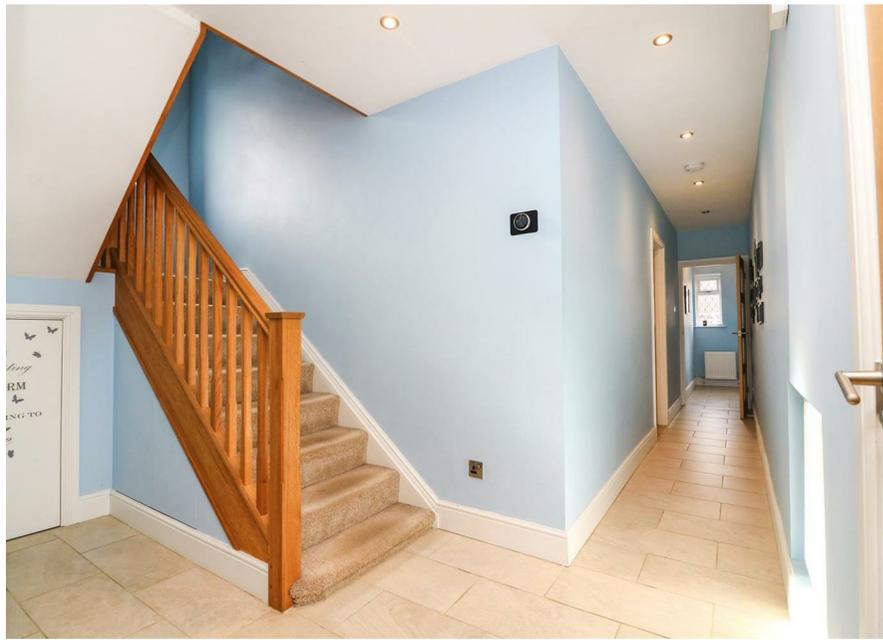
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