



**Heron Way, Mayland Chelmsford CM3 6TP**



**Welcome to**

**Heron Way, Mayland Chelmsford**

**\*\*COMPLETE ONWARD CHAIN - MOTIVATED VENDOR\*\*** A MODERN DETACHED HOME presented in excellent order throughout with WELL PROPORTIONED GARDEN, occupying an ENVIABLE CORNER PLOT with DOUBLE GARAGE AND AMPLE DRIVEWAY in the popular WATERSIDE VILLAGE of Mayland, with its LOCAL SHOPS & SCHOOL.



### Entrance

Part glazed door to :-

### Entrance Hall

Double glazed UPVC window to side, stairs rising to first floor, storage heater, doors to :-

### Cloakroom

Double glazed UPVC window to side, white suite comprising of low level WC and wall mounted basin.

### Study

7' 10" x 7' 6" Max ( 2.39m x 2.29m Max )  
Double glazed UPVC window to front.

### Lounge

14' 9" x 11' 5" ( 4.50m x 3.48m )  
Patio door to rear opening to the garden,  
centrepiece electric fireplace, open to :-

### Dining Room

11' 5" x 9' 6" Max ( 3.48m x 2.90m Max )  
Double glazed UPVC box window to front, storage heater.

### Kitchen

9' 2" x 7' 10" ( 2.79m x 2.39m )  
Double glazed UPVC window to rear and door to side, modern fitted kitchen comprising of stainless steel sink and drainer set in wooden work surfaces with tiled splashbacks and range of eye and base level units with a range of integrated appliances.

## First Floor

### Landing

Loft access, airing cupboard, doors to :-

### Bedroom One

12' 1" x 9' 10" ( 3.68m x 3.00m )  
Double glazed UPVC window to front, fitted wardrobes, door to :-

### Ensuite

Double glazed UPVC window to side, suite comprising of shower, low level WC and vanity basin.

### Bedroom Two

11' 1" x 7' 10" ( 3.38m x 2.39m )  
Double glazed UPVC window to rear.

### Bedroom Three

11' 1" x 7' 6" ( 3.38m x 2.29m )  
Double glazed UPVC window to rear.

### Bedroom Four

10' 2" x 9' 2" Max ( 3.10m x 2.79m Max )  
Double glazed UPVC window to front, built in wardrobes.

### Bathroom

Double glazed UPVC window to side, modern white suite, comprising of free-standing, low level WC and pedestal basin, part tiled walls.

## Outside

### Front

Laid to lawn with mature shrubs and trees, driveway providing off road parking for several vehicles, leading to the garage, gated side access to :-

### Rear Garden

Enclosed by panel fence, laid to lawn with mature shrubs and patio seating area.

### Double Garage

Double garage with two up and over doors, power and lighting.



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**Welcome to**

## **Heron Way, Mayland Chelmsford**

- Corner Plot
- Double Garage
- Contemporary Kitchen & Bathroom
- Three Reception Rooms
- Local Shops & Schools

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

guide price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104082 - 0010

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