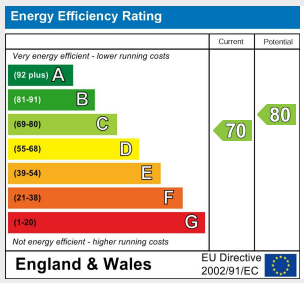
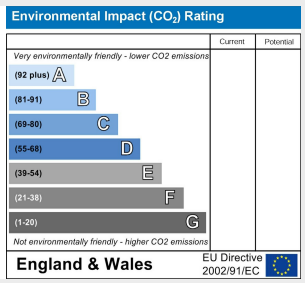


Imperial Avenue, Mayland, CM3 6AJ

Guide Price £585,000 - £600,000

- Spacious accommodation throughout
- River views to the rear
- Large plot with in-out driveway and mature rear garden
- Waterside village location
- Four bedrooms
- Ensuite and family bathroom
- Kitchen/breakfast room
- Two Reception Rooms
- Utility Room/Cloakroom
- EPC - C





GUIDE PRICE £585,000 - £600,000.....This generously spacious family home is located in the waterside village of Mayland and offers a large plot with river views to the rear. The village 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.

The property is situated on a large plot with an in and out driveway to the front providing off road parking for numerous vehicles and a sizeable, mature rear garden which is mostly laid to lawn with a variety of flowers, trees and shrubs. The gardens commence with a raised paved patio leading to a raised decked seating area which is partially covered with a pergola. To the rear of the garden there are a few outbuildings to remain.

The accommodation commences with an entrance hall which benefits from an under stairs storage cupboard, a kitchen/breakfast room with a window to the rear and French doors to the front opening to the garden and off the kitchen/breakfast room is a sitting room/reception room two. The lounge also overlooks the rear garden and boasts a feature brick fireplace with an inset log burner. The ground floor benefits from a cloakroom/utility room and a bedroom with an en-suite. To the first floor, there is a landing providing access to three further bedrooms, all with fitted wardrobes, and a family bathroom suite. Viewing comes highly recommended to fully appreciate the property on offer.

Accommodation

GROUND FLOOR

Entrance Hall

Lounge
5.98m x 3.56m (19'7" x 11'8")

Kitchen/Breakfast Room
5.97m x 3.53m (19'7" x 11'6")

Utility Room
2.37m x 1.73m (7'9" x 5'8")

Sitting Room
4.74m x 2.32m (15'6" x 7'7")

Bedroom Four
4.47m x 2.73m (14'7" x 8'11")

En-Suite

FIRST FLOOR

Landing

Bedroom One
6.01m x 3.57m (19'8" x 11'8")

Bedroom Two
3.58m x 3.57m (11'8" x 11'8")

Bedroom Three
3.57m x 2.35m (11'8" x 7'8")

Family Bathroom

EXTERIOR

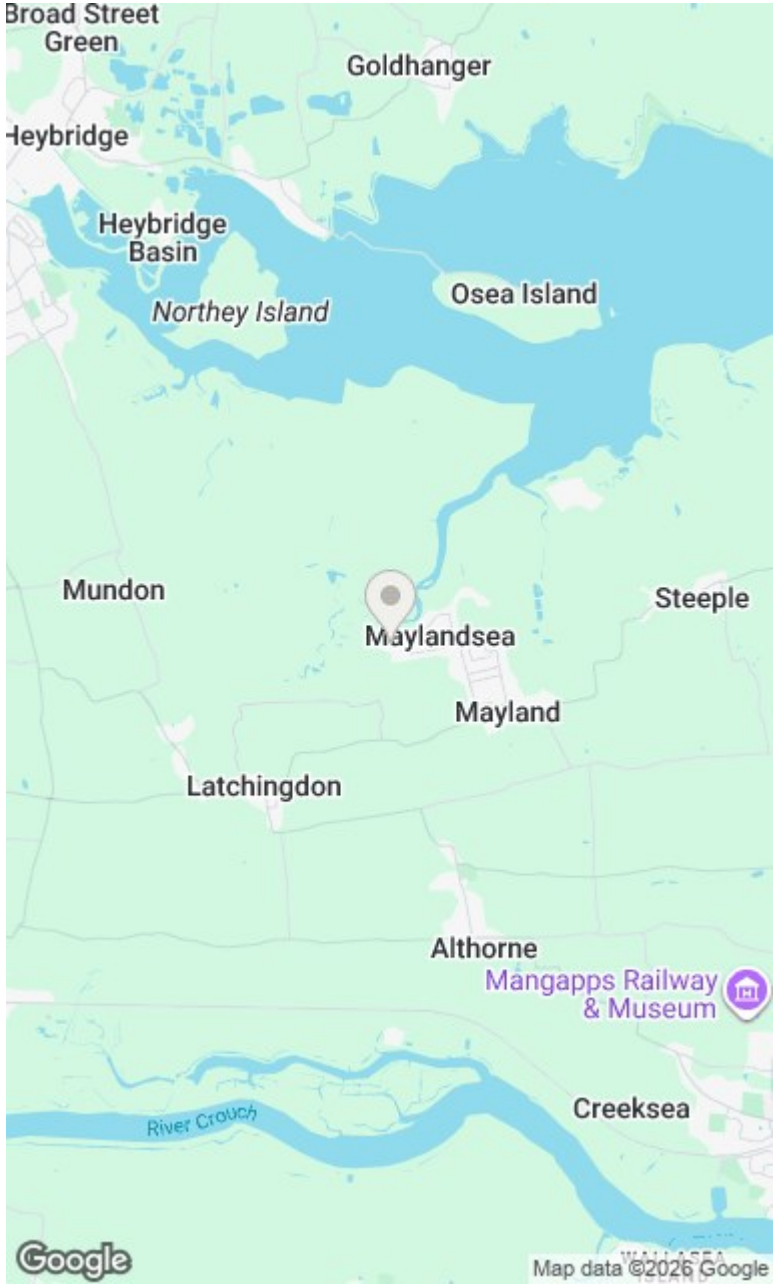
Rear Garden

Frontage

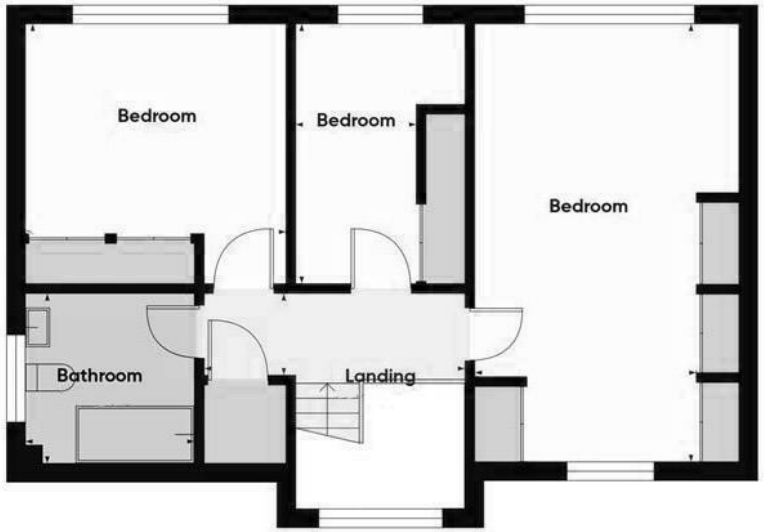
Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Maldon

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.




Bedroom
Living Room
Kitchen
Reception Room
Utility Room/ WC
Bathroom
Hallway


Bedroom
Bedroom
Bedroom
Bathroom
Landing











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