



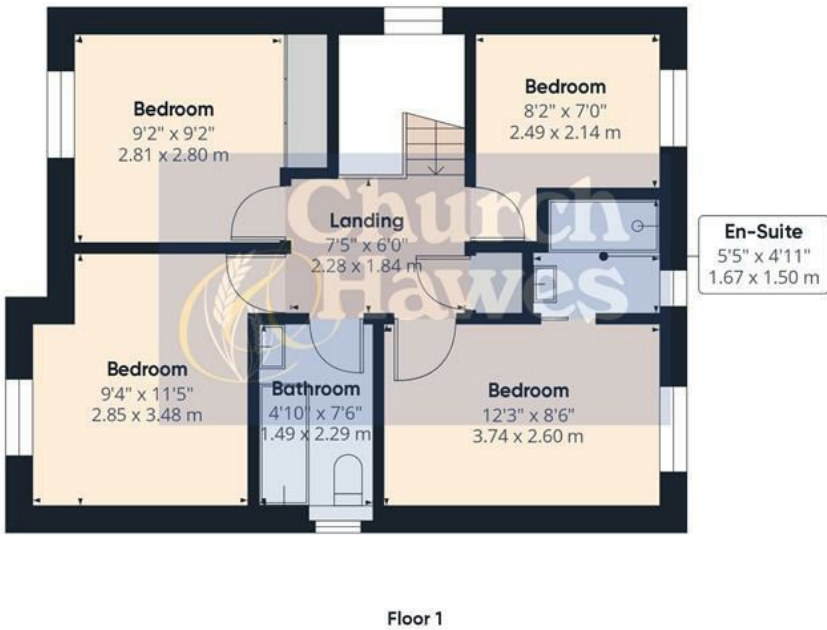
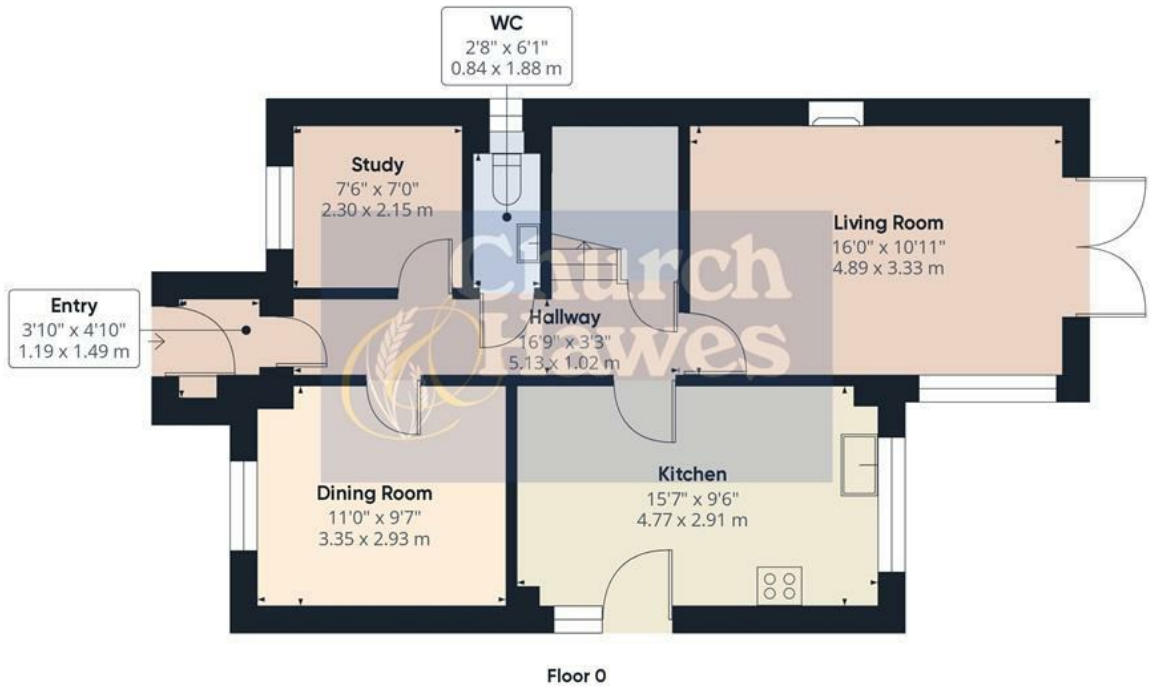
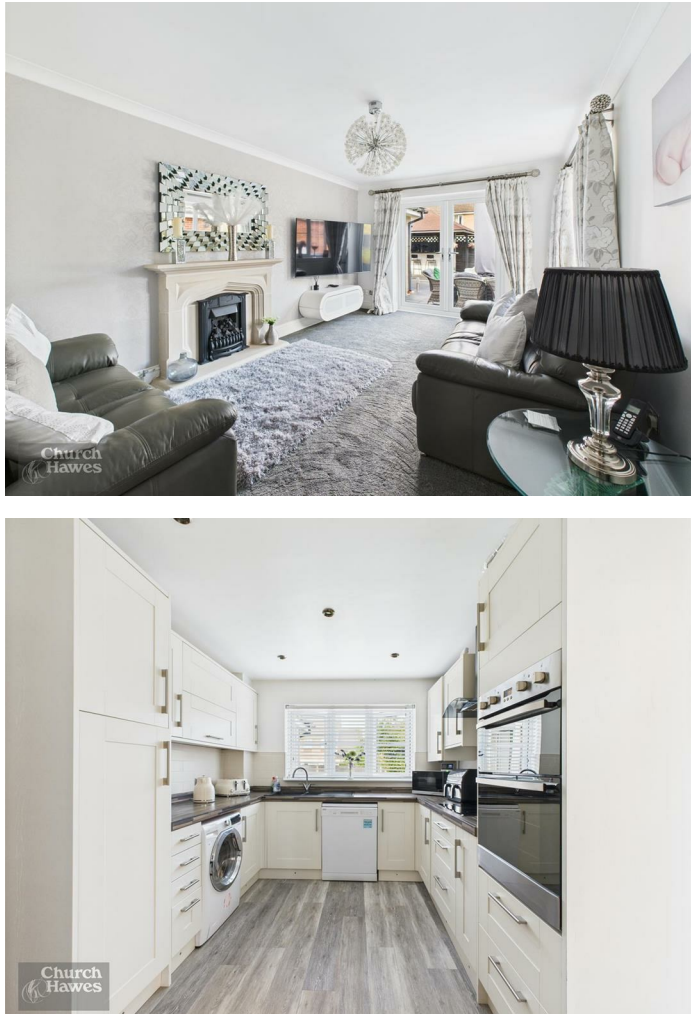
22 Curlew Avenue, Mayland , CM3 6TX  
Price £440,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A WONDERFUL OPPORTUNITY HAS ARISEN TO PURCHASE A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME situated within a cul-de-sac turning within the waterside village of Mayland. Internally accommodation comprises of EN-SUITE FACILITIES SERVING THE PRINCIPAL BEDROOM, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor the property boasts three reception rooms including a generous living room plus kitchen. Externally ample parking is provided off road via the driveway plus single garage along with an impressive low maintenance rear garden. Council Tax Band D. Energy Efficiency Rating D.



Approximate total area<sup>(1)</sup>  
1108.76 ft<sup>2</sup>  
103.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Bedroom 1 12'3 x 8'6 (3.73m x 2.59m)**

Double glazed window to rear, radiator, coved to ceiling, inset lighting to ceiling, fitted wardrobes and overhead units, sliding door to:

**En-Suite**

Obscure double glazed window to rear, low level w.c, wash hand basin with mixer tap, tiled shower cubicle & wall mounted shower unit, inset lighting to ceiling, tiled floor.

**Bedroom 2 11'5 x 9'4 (3.48m x 2.84m)**

Double glazed window to front, radiator, coved to ceiling, inset lighting to ceiling, fitted wardrobe.

**Bedroom 3 9'2 x 9'2 (2.79m x 2.79m)**

Double glazed window to front, radiator, coved to ceiling, fitted wardrobes.

**Bedroom 4 8'2 x 7' (2.49m x 2.13m)**

Double glazed window to rear, radiator.

**Bathroom**

Obscure double glazed window to side, ladder towel radiator, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling, roll top bath with mixer tap and wall mounted shower unit, tiled floor.

**Landing**

Double glazed window to side, airing cupboard, access to loft space, inset lighting to ceiling, stairs down to ground floor.

**Entrance Porch**

Entrance door, inset lighting to ceiling.

**Entrance Hallway**

Vertical radiator, coved to ceiling, inset lighting to ceiling, under stairs storage cupboard.

**Study 7'6 x 7' (2.29m x 2.13m)**

Double glazed window to front, radiator.

**Cloakroom/W.C**

Obscure double glazed window to side, ladder towel radiator, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling, tiled to walls, tiled floor.

**Dining Room 11' x 9'7 (3.35m x 2.92m)**

Double glazed window to front, radiator, coved to ceiling, tiled floor.

**Lounge 16' x 10'11 (4.88m x 3.33m)**

French doors to rear to garden, double glazed window to side, radiator, fireplace with gas fire, coved to ceiling.

**Kitchen 15'7 x 9'6 (4.75m x 2.90m)**

Double glazed window to rear & side, door to side, inset lighting to ceiling, space for fridge/freezer, wall mounted boiler, space for washing machine, space for dishwasher, fitted base and wall mounted units, sink unit set into worksurfaces, built in double oven, four ring hob & extractor hood.

**Rear Garden**

Low maintenance rear garden, fenced to boundaries, patio area, artificial lawn area, outside tap, gazebo/bar area, personal door to garage, access to front via gate, outside tap.

**Garage**

Electric roller door, power and light connected.

**Frontage**

Driveway providing ample off road parking.

**Agents Note & Money Laundering & Referrals**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made

by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

