

Paul Mason Associates



The Drive, Mayland, Essex, CM3 6AB
Guide price £500,000

- Four Bedroom Detached House - NO ONWARD CHAIN
- Gated Driveway Parking & Garage (With Electric Door)
- Well Maintained, Secluded Rear Garden
- Two Reception Rooms Plus Conservatory
- Utility Room
- Ground Floor Cloakroom/WC
- En-Suite To Bedroom One
- Luxury Re-Fitted Bathroom
- A/C In Bedrooms One & Two
- Waterside Village Location

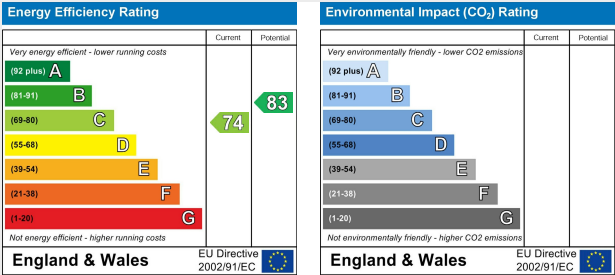
**** NO ONWARD CHAIN****

GUIDE PRICE £500,000 - £525,000.....A well-presented four bedroom detached home, ideally situated in a popular waterside village with a wide range of amenities within easy walking distance.

The ground floor offers spacious and versatile accommodation, comprising two reception rooms, a bright conservatory, a refitted modern kitchen, utility room, and a ground floor cloakroom/WC. Upstairs, the first floor landing leads to four well-proportioned bedrooms and a luxury re-fitted bathroom with under floor heating, with the principal bedroom further benefiting from an en-suite shower room.

Outside, the property enjoys a good size and secluded rear garden, ideal for relaxing or entertaining, while to the front there is a gated block paved driveway providing ample off-road parking with access to the single garage.

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula, offering a peaceful coastal setting with attractive countryside and scenic views across the Blackwater Estuary. The village benefits from a range of local amenities, including shops, a primary school, medical facilities, public houses and recreational areas. With a marina, sailing opportunities and picturesque coastal walks, Mayland offers an appealing village lifestyle, whilst Maldon, Burnham-on-Crouch and South Woodham Ferrers provide further shopping, leisure and transport connections.



Location...

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of coastal living, beautiful countryside and a welcoming village atmosphere. Positioned close to the Blackwater Estuary, the village enjoys a peaceful setting with scenic views across the water towards Osea Island, Goldhanger and Heybridge Basin.

The village benefits from a good range of everyday amenities, including convenience stores, a Post Office, pharmacy, bakery, takeaways, public houses and restaurants. Families are well catered for with Maylandsea Community Primary School, a preschool, medical facilities and a village hall hosting various clubs and community activities.

For those who enjoy the outdoors, Mayland offers excellent recreational opportunities, with Blackwater Marina and local sailing

clubs providing access to the estuary. The popular seawall walks offer picturesque coastal views, whilst Lawling Park provides playing fields, recreational facilities and open spaces. The nearby nature reserve and surrounding countryside also offer attractive walking routes and opportunities to enjoy local wildlife.

Mayland is conveniently positioned for access to Maldon, Burnham-on-Crouch, South Woodham Ferrers and Chelmsford, all providing a wider selection of shopping, schooling and leisure facilities. Railway services are available from Southminster and Burnham-on-Crouch, offering connections towards London Liverpool Street via Wickford, with local bus services providing additional transport links.

Combining a relaxed waterside lifestyle, excellent local amenities and attractive countryside surroundings, Mayland is an appealing choice for families, professionals and those looking to

enjoy the charm of coastal village living.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Dining Room

4.5m max x 4.1m (14'9" max x 13'5")

Lounge

5.7m x 4.1m (18'8" x 13'5")

Conservatory

4.5m x 3.0m (14'9" x 9'10")

Kitchen

3.5m x 3.4m (11'5" x 11'1")

Utility Room

FIRST FLOOR

Landing

Bedroom One

4.4m x 4.1m (14'5" x 13'5")

En-Suite

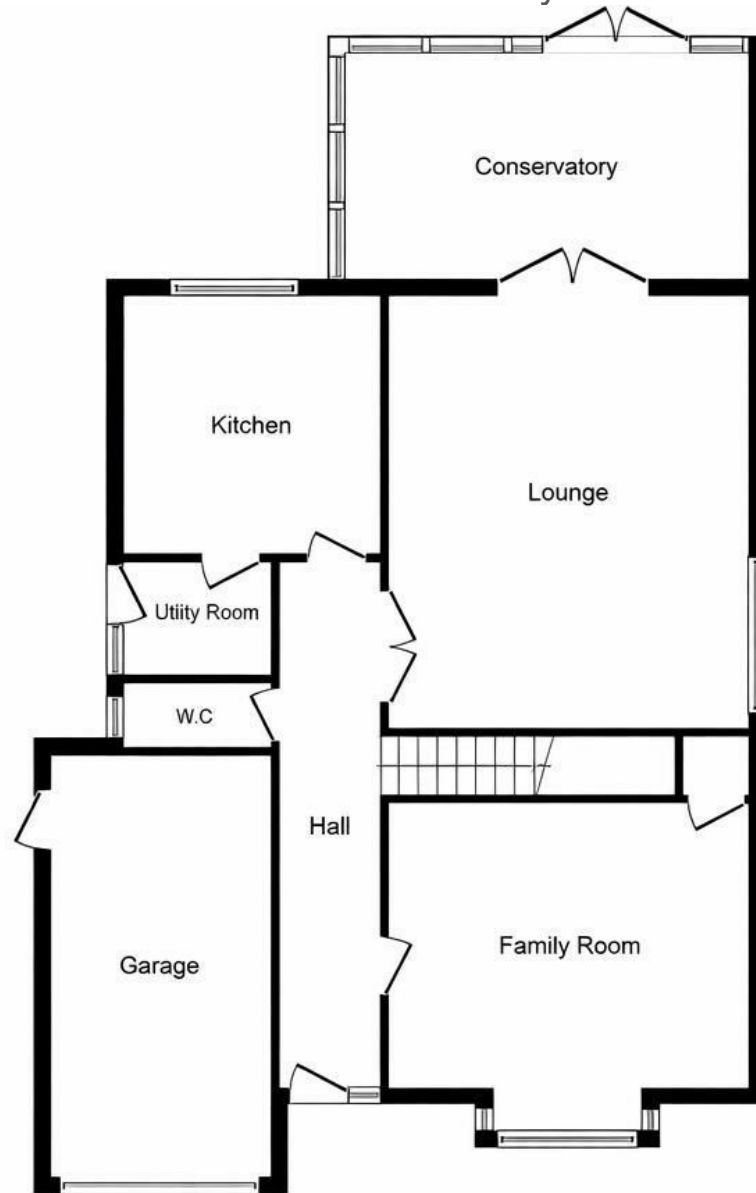
Bedroom Two

4.2m x 3.4m (13'9" x 11'1")

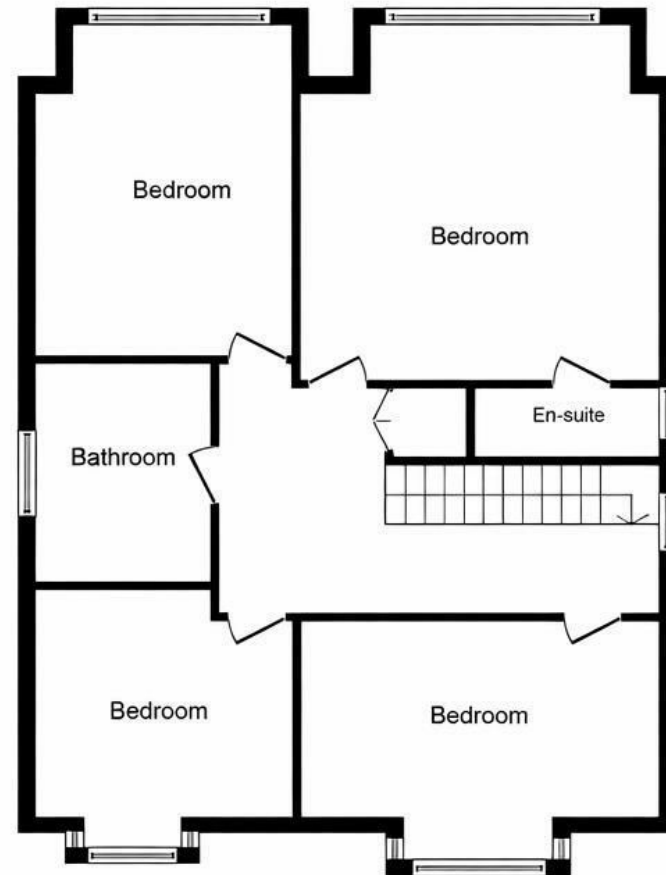
Bedroom Three

3.7m x 3.4m (12'1" x 11'1")

a survey or tested the services,



Ground Floor



First Floor



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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