



69 West Avenue, Mayland , Essex CM3 6AE  
Guide price £675,000

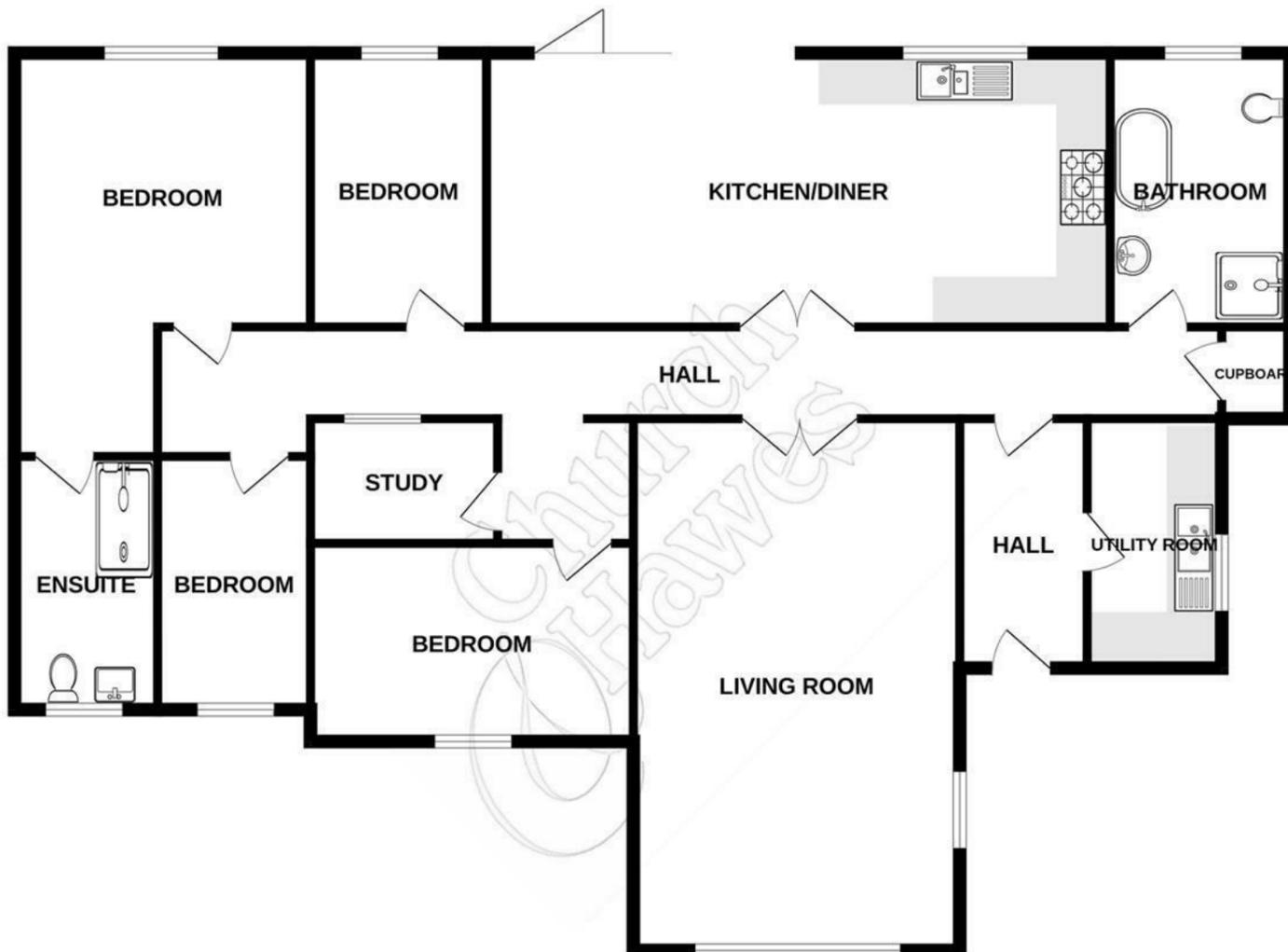
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £675,000 TO £700,000\*\***

Favourably positioned along one of the waterside village of Mayland's most favoured turnings is this stylishly improved and wonderfully presented detached bungalow complimented by a stunning rear garden of approx. 0.25 of an acre. Flexible and versatile living accommodation commences with an inviting entrance hall leading through the bungalow and providing access to a utility/laundry room, generously sized living room, study, stunning refitted kitchen/diner, four piece family bathroom and FOUR DOUBLE BEDROOMS, the main one of which is complimented by an extensive range of built in wardrobes and a superb refitted en-suite shower room. Externally, the property enjoys the aforementioned rear garden measuring approx. 0.25 of an acre with an array of outbuildings including storage sheds, workshop, green house and potential home office/gym. A vast and wide frontage offers extensive off road parking for multiple vehicles. The property is positioned conveniently along one of the villages most favoured turnings and offers a location with walking distance to local shops, marina, waterfront and playing fields, therefore an early viewing of this property is strongly advised to avoid disappointment. Energy Rating D.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ACCOMMODATION COMPRISING:**

**ENTRANCE HALL:**

Entrance door to front, leading to:

**CENTRAL HALLWAY**

Radiator, wood effect floor, doors to:

**UTILITY ROOM: 10'5" x 6'5" (3.2 x 1.96)**

Double glazed window to side, refitted with range of wall and base units, part tiled walls, space and plumbing for washing machine, wood effect floor.

**FAMILY BATHROOM: 10'7" x 7'8" (3.23 x 2.34 )**

Obscure glazed window to rear, chrome heated towel rail, suite comprising panelled bath, shower cubicle with glass door, pedestal wash hand basin and low level wc, fully tiled walls and floor, downlights.

**KITCHEN/DINER: 26'10" x 10'9" (8.2 x 3.3 )**

Double glazed window to rear, bi-folding doors opening to rear garden, radiator, kitchen with range of wall and base mounted units, roll edged work surfaces with inset sink/drainage unit, range style cooker with extractor hood over, space and plumbing for dishwasher and American style fridge/freezer, tiled splashbacks, wood effect floor, access to loft space, downlights.

**LIVING ROOM: 22'11" x 14'0" (6.99 x 4.29 )**

Double glazed window to front and side, radiator, feature fire place, wood effect floor, downlights.

**STUDY: 8'0" x 5'4" (2.46 x 1.65 )**

Radiator, carpeted flooring.

**BEDROOM: 16'2" x 13'5" (4.95 x 4.09 )**

Double glazed window to rear, radiator, carpeted flooring, downlights, door to:

**EN-SUITE: 10'9" x 6'2" (3.30 x 1.88 )**

Obscure double glazed window to front, chrome heated towel rail, refitted suite comprising walk-in shower cubicle, wash hand basin set on vanity storage unit, concealed cistern wc, part panelled walls, tiled floor, downlights.

**BEDROOM: 13'10" x 8'7" (4.24 x 2.62 )**

Double glazed window to front, radiator.

**BEDROOM: 10'9" x 7'6" (3.3 x 2.31 )**

Double glazed window to rear, radiator.

**BEDROOM:**

Double glazed window to front, radiator.

**EXTERIOR - FRONTAGE:**

Planted hedge to front, extensive parking for numerous vehicles, wide opening double doors to rear garden and garage with storage building behind.

**REAR GARDEN: approx 1/4 acre (approx 0.30m/1.22m acre )**

A generous south facing rear garden which is mainly laid to lawn, paved pathway to storage sheds and greenhouse.

**SOLAR PANELS:**

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

**SERVICES:**

The property is served by mains drainage, mains electric and is heated via an air source heat pump located to the side of the bungalow.

**MAYLAND:**

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

**AGENTS NOTE:**

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.

**TENURE & COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band F.

