

Paul Mason Associates



Princes Avenue, Mayland, CM3 6BA

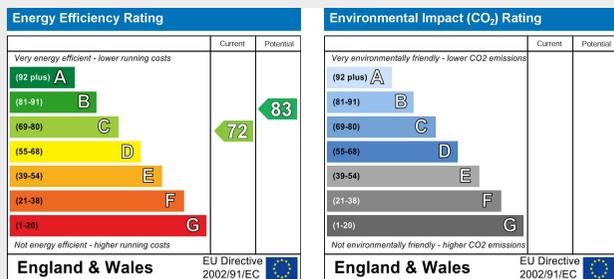
£400,000

- Three Bedrooms
- Off Road Parking
- Beautifully Landscaped Rear Garden
- Bathroom and Two Cloakrooms
- Two Reception Rooms
- Conservatory
- Well Presented Throughout
- Waterside Village Location
- Semi-Detached
- EPC - C

This well presented 3 bedroom semi-detached family home is located in the waterside village of Mayland, 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 set back from the road with a paved driveway providing off road parking for numerous vehicles and commences with an entrance hall. The ground floor benefits from a lounge with a feature fireplace, dining room and a conservatory as well as a bathroom, separate cloakroom and kitchen. To the first floor, there are three bedrooms, two of which are generous double bedrooms, and a cloakroom.

Externally to the rear of the property is a beautifully landscaped garden with a block paved patio seating area. The remainder is mostly laid to lawn but includes a pathway leading to the rear where there are two timber sheds and a greenhouse on solid ground, and an array of decorative flowers and shrubs. The property also benefits from double gates opening to the frontage. Viewing comes highly recommended to appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.0m x 1.8m (16'4" x 5'10")

Cloakroom

1.4m x 1.0m (4'7" x 3'3")

Bathroom

3.2m x 1.6m (10'5" x 5'2")

Lounge

6.2m x 4.1m (20'4" x 13'5")

Dining Room

2.8m x 2.8m (9'2" x 9'2")

Kitchen

3.3m x 2.6m (10'9" x 8'6")

Conservatory

5.5m x 3.0m (18'0" x 9'10")

FIRST FLOOR

Landing

Bedroom One

4.0m x 3.4m (13'1" x 11'1")

Bedroom Two

4.2m x 3.0m (13'9" x 9'10")

Bedroom Three

3.2m x 2.0m (10'5" x 6'6")

Cloakroom Accessed Via Bedroom Three

1.5m x 1.0m (4'11" x 3'3")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

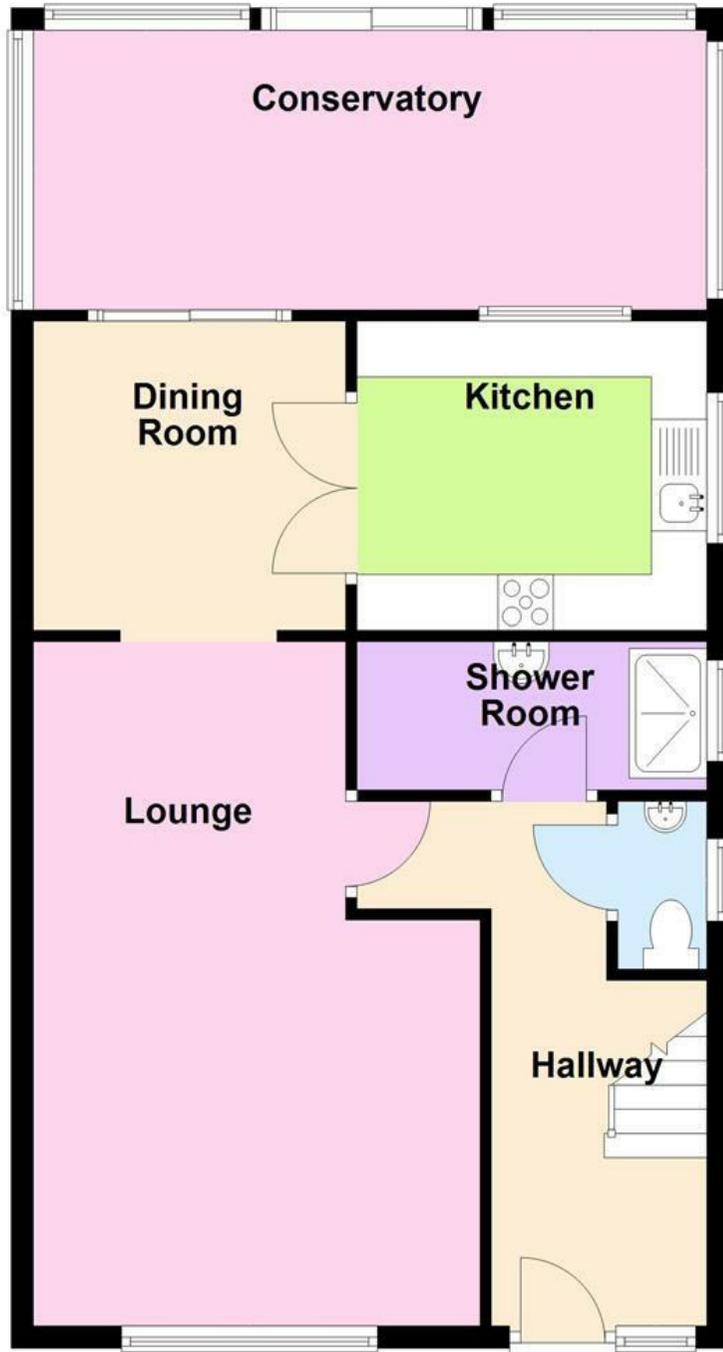
Important Notices

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

