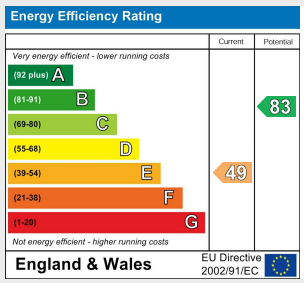
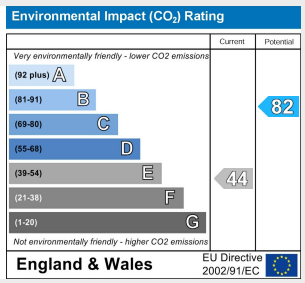

Paul Mason
Associates
Derby Close, Mayland, Essex, CM3 6TB
Guide price £400,000

- Detached Family Home
- Cul-de-sac position
- Spacious Accommodation Throughout
- Four Double Bedrooms
- Ground Floor Cloakroom
- Close to Local Amenities
- Secluded and Generously Sized Rear Garden
- Off Road Parking
- Garage
- EPC - E





Guide Price....£400,000 - £425,000....Situated in the sought-after waterside village of Mayland, this spacious four-bedroom detached family home offers well-proportioned accommodation, an integral garage, driveway parking and a generous rear garden.

The ground floor accommodation begins with a porch, leading into a welcoming entrance hall complete with a useful storage cupboard beneath the stairs. There is a convenient ground floor cloakroom/WC, along with a comfortable lounge, separate dining room, and a kitchen/breakfast room which leads through to a conservatory overlooking the rear garden.

To the first floor, the property offers four bedrooms, with bedroom one benefitting from its own private shower and wash hand basin facility. A family bathroom serves the remaining bedrooms.

Externally, the rear garden is enclosed by fencing to the boundaries, providing a private outdoor space ideal for families and entertaining.

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.

Distances

Maldon Town Centre (8.4 miles)
Mayland Primary School (0.2 miles)
Althorne Railway Station (4.5 miles)
Chelmsford City Centre (16.4 miles)
(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge
5.00m x 3.2m (16'4" x 10'5")

Kitchen
3.5m x 2.6m (11'5" x 8'6")

Conservatory
3.1m x 3.0m (10'2" x 9'10")

Snug / Dining Room
3.4m x 2.9m (11'1" x 9'6")

Cloakroom

FIRST FLOOR

Landing

Master Bedroom
3.8m x 3.2m (12'5" x 10'5")

Shower R

Bedroom
3.8m x 2.4r

Bedroom
3.5m x 2.9r

Bedroom
3.5m x 2.6r

Family Ba

EXTERIC

Rear Gard

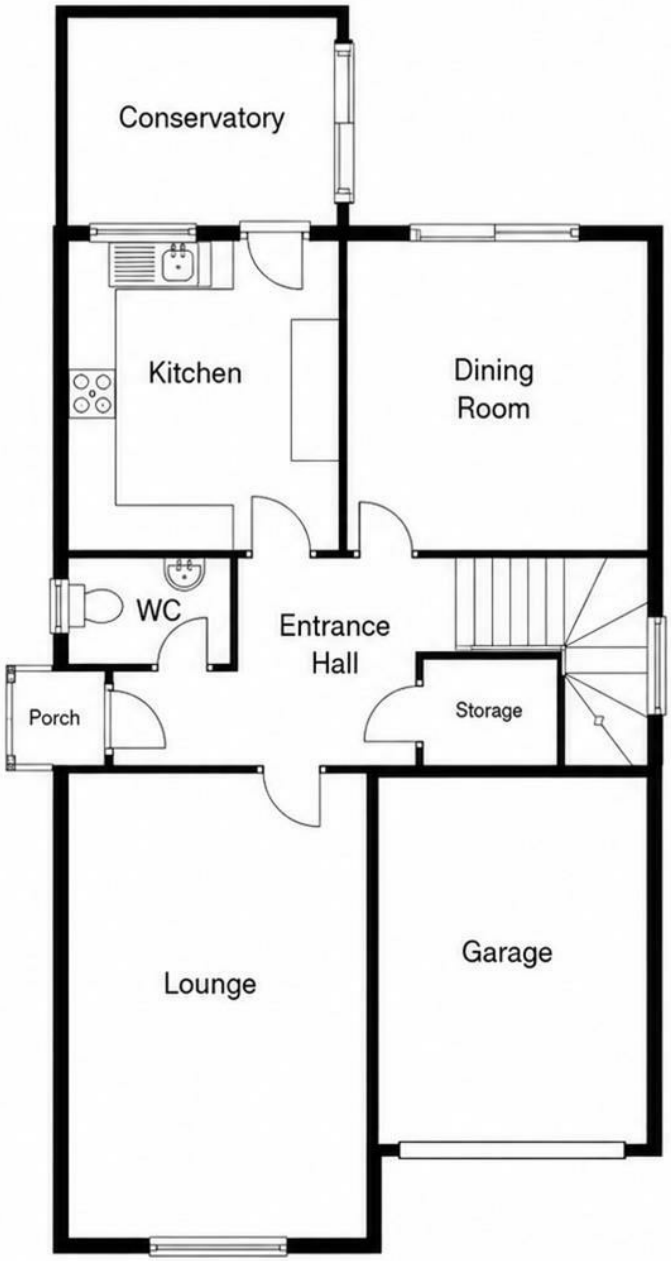
Front Gar

Single Ga

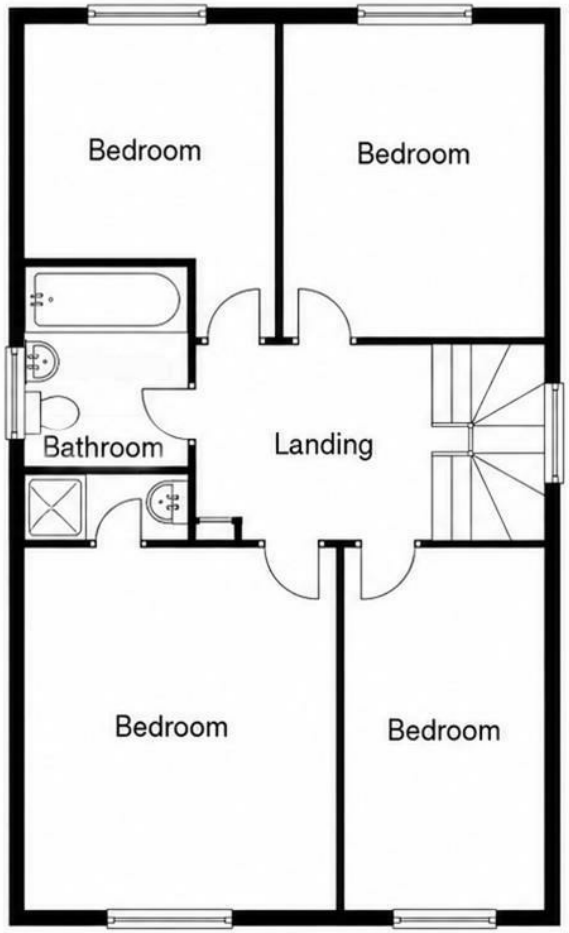
Services
Gas- Mai
Electric- M
Water- M
Drainage-
Heating- (
Local Aut
Council -

Viewings.
Strictly by
the sellinç
Associate

Important Notices.
We wish to inform all prospective



GROUND FLOOR



FIRST FLOOR











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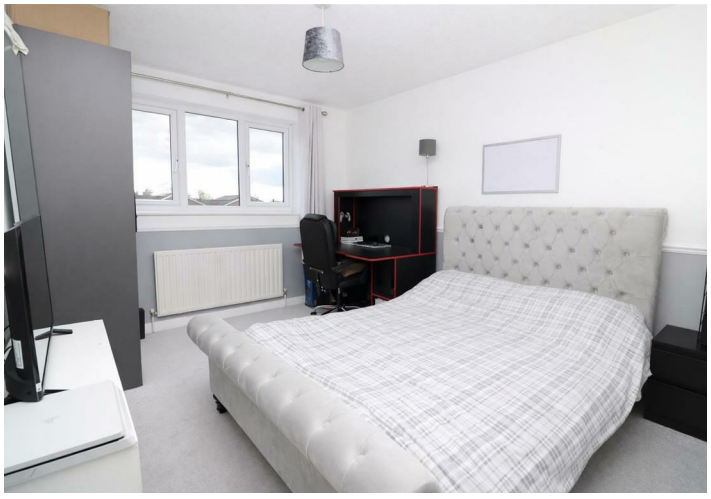
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