



33 Curlew Avenue, Mayland , Essex CM3 6TX  
Guide price £600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £600,000 TO £625,000\*\***

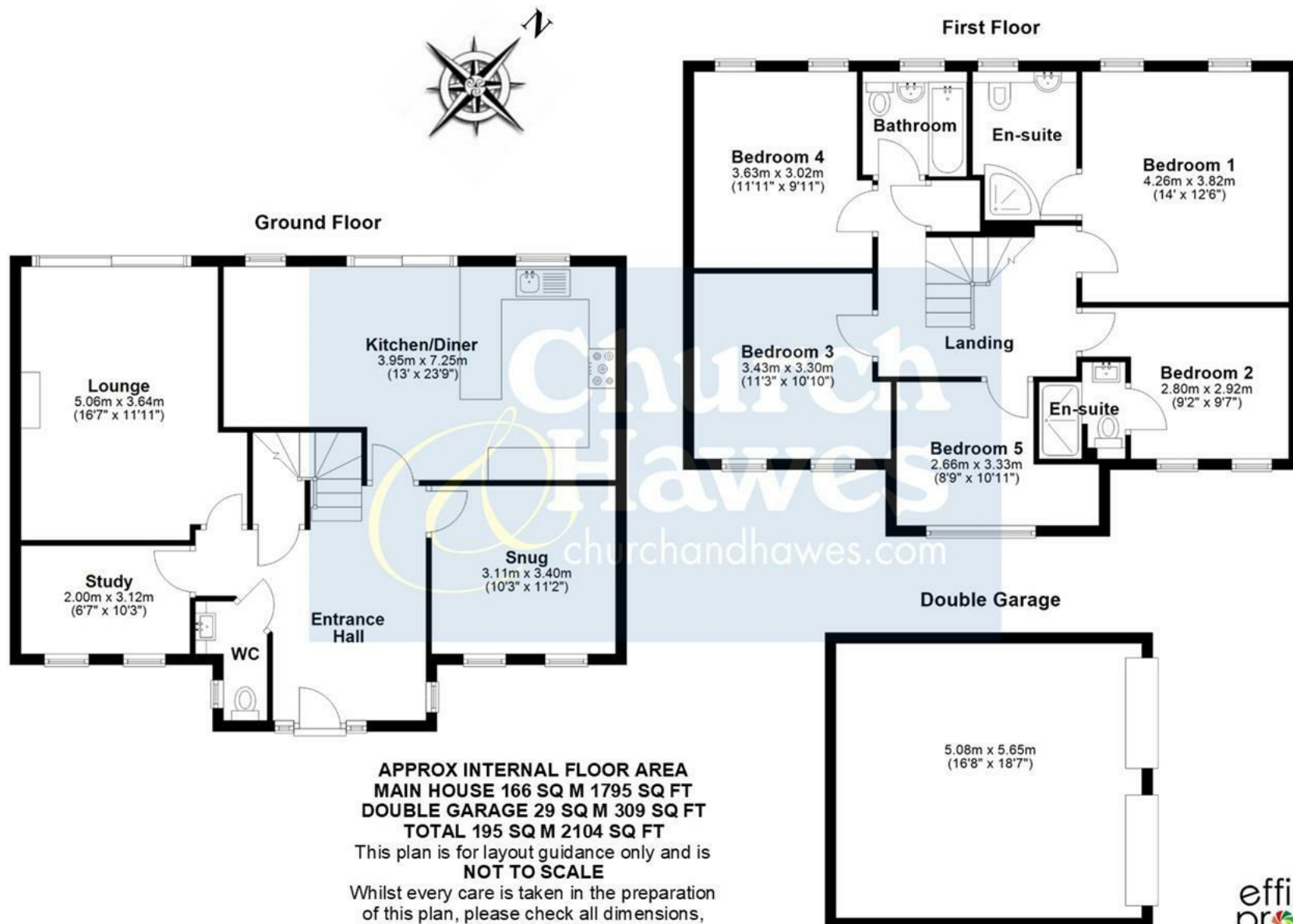
Tucked away in a peaceful cul-de-sac position in the sought-after village of Mayland, this impressive and substantial detached family home is presented to an exceptional standard throughout and offers generously proportioned accommodation ideal for modern family living.

Despite its quiet and private setting, the property is conveniently located within walking distance of the village's excellent amenities, including local shops, bakery, pubs, post office, doctor's surgery and the popular marina, along with picturesque walks beside the River Blackwater.

The spacious ground floor begins with a bright and welcoming entrance hall providing access to a cloakroom, study, living room, playroom and a stunning refitted kitchen/dining room — perfectly designed for both everyday living and entertaining. To the first floor, a spacious landing leads to five well-proportioned bedrooms and a family bathroom, with two bedrooms further benefiting from beautifully refitted en-suite shower rooms.

Externally, the home enjoys a private and well-maintained 'L'-shaped rear garden wrapping around the rear and side of the property. To the front, there is extensive off-road parking via a large driveway leading to a detached double garage. Early viewing is highly recommended to fully appreciate the size, quality and enviable position of this outstanding family home.

Energy Rating: D



**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE 166 SQ M 1795 SQ FT**  
**DOUBLE GARAGE 29 SQ M 309 SQ FT**  
**TOTAL 195 SQ M 2104 SQ FT**  
 This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 14' x 12'6 (4.27m x 3.81m)

**EN-SUITE:**

**BEDROOM TWO:** 9'7 x 9'2 (2.92m x 2.79m)

**EN-SUITE:**

**BEDROOM THREE:** 11'3 x 10'10 (3.43m x 3.30m)

**BEDROOM FOUR:** 11'11 x 9'11 (3.63m x 3.02m)

**BEDROOM FIVE/DRESSING ROOM:** 10'11 x 8'9 (3.33m x 2.67m)

**FAMILY BATHROOM:**

**GROUND FLOOR:**

**ENTRANCE HALL:**

**CLOAKROOM:**

**STUDY:** 10'3 x 6'7 (3.12m x 2.01m)

**LOUNGE:** 16'7 x 11'11 (5.05m x 3.63m)

**SNUG:** 11'2 x 10'3 (3.40m x 3.12m)

**KITCHEN/DINER:** 23'9 x 13' (7.24m x 3.96m)

**EXTERIOR:**

**REAR GARDEN:**

**FRONTAGE:**

**DETACHED DOUBLE GARAGE:** 18'7 x 16'8 (5.66m x 5.08m)

**TENURE & COUNCIL TAX:**

This property is being sold Freehold and is Council Tax Band F.

**VILLAGE OF 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 NOTES:**

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.



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