

Paul Mason Associates



Princes Avenue, Mayland, Chelmsford, CM3 6BA
£425,000

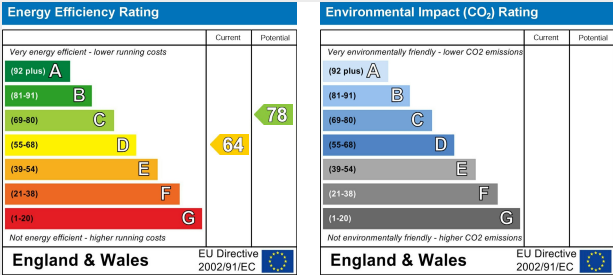
- NO ONWARD CHAIN
- Three bedroom detached bungalow
- Located within the popular and sought-after Mayland area, close to local amenities.
- Generous lounge benefiting from windows on multiple aspects and plenty of natural light
- Practical fitted kitchen featuring an integrated oven and ample worktop and storage space
- Useful lean-to utility area with space for a washing machine and tumble dryer
- Generous sectioned rear garden featuring an abundance of mature shrubs, established trees and planted area
- Garden further benefits from various outbuildings, a feature pond and patio area ideal for outdoor seating
- Private driveway to the front providing convenient off-road parking for approximately two to three vehicles
- EPC - TBC

****No Onward Chain**** Situating in the popular village of Mayland, this spacious three-bedroom detached bungalow offers generous accommodation, a substantial rear garden and off-road parking for multiple vehicles. Located on the Dengie Peninsula, Mayland sits just off the coast of the River Blackwater and offers views towards Osea Island and Heybridge Basin. The village is well regarded for its waterside setting, idyllic nature reserve and excellent range of local amenities, including a large recreational ground. There are also two public houses/restaurants, two sailing clubs, a doctors’ surgery, primary school, and local shops including a bakery, post office, fish and chip shop and beauty salon.

The property is entered via a welcoming entrance hall, with a hallway providing access to the remainder of the accommodation. There are three well-proportioned bedrooms, together with a particularly spacious lounge benefiting from windows on multiple aspects, allowing plenty of natural light to create a bright and airy living space. The property also features a practical kitchen with an integrated oven, while an adjoining lean-to is currently utilised as a useful utility area, providing space and plumbing for a washing machine and dryer. There is also an accessible wet room designed to enable use by wheelchair users.

Outside, the rear garden is a particular feature of the property. Generously sized and arranged into a number of distinct sections, it offers an abundance of mature shrubs and established trees, along with various outbuildings providing useful storage. The rear garden also benefits from a feature pond and patio seating area. To the front, a private driveway provides off-road parking for approximately two to three vehicles.

Offering excellent potential and plenty of space both inside and out, this detached bungalow presents a fantastic opportunity for buyers looking to create a home in the sought-after Mayland area.



ACCOMMODATION

Entrance Hall

Lounge/Diner

8.33m x 3.43m (27'3" x 11'3")

Kitchen

4.09m x 2.79m (13'5" x 9'1")

Utility/Lean to

4.09m x 1.96m (13'5" x 6'5")

Hallway

Bedroom One

3.15m x 3.12m (10'4" x 10'2")

Bedroom Two

3.33m x 2.36m (10'11" x 7'8")

Bedroom Three

2.59m x 2.5m (8'5" x 8'2")

Family Bathroom

EXTERIOR

Rear Garden

Frontage

Garage

5.23m x 2.77m (17'1" x 9'1")

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon

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.

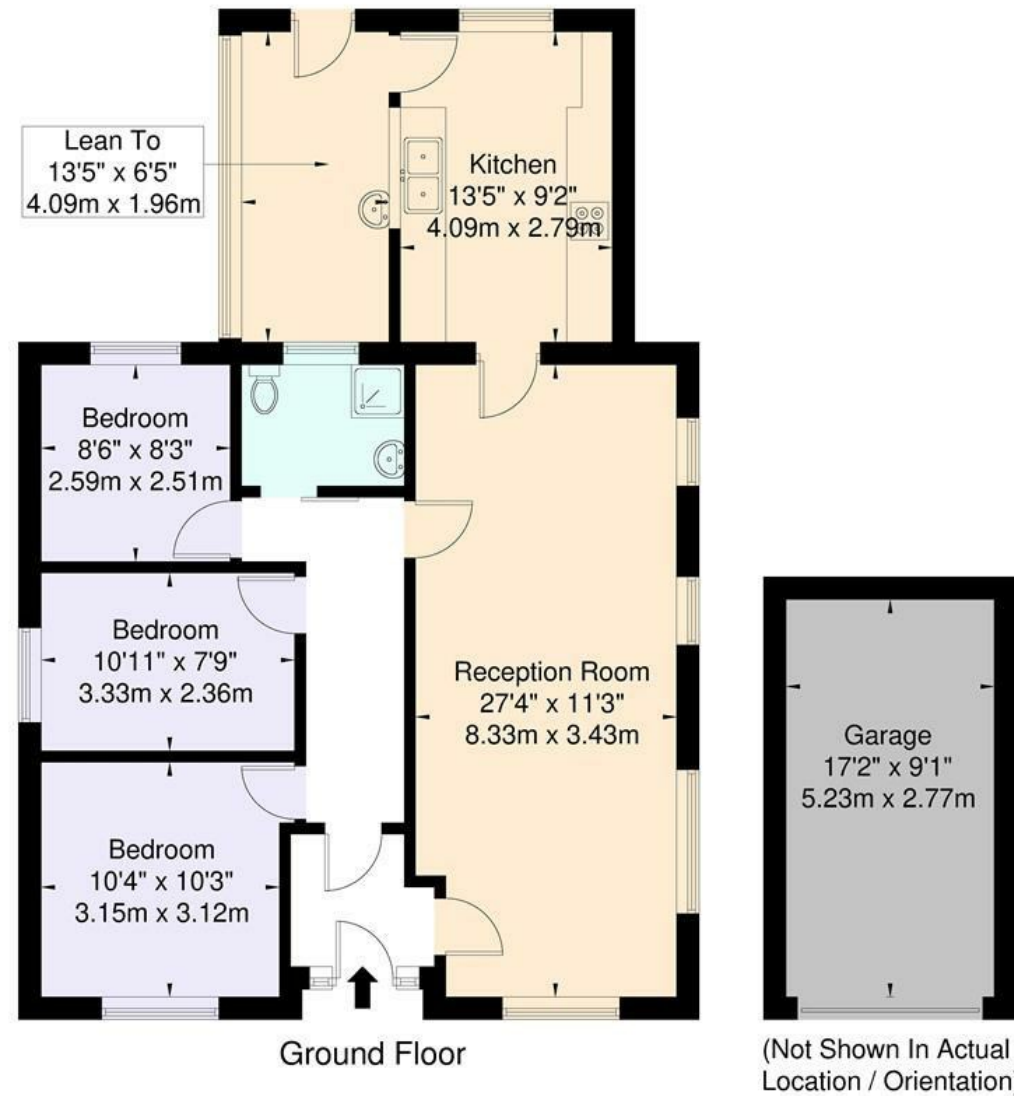
These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

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Approximate Gross Internal Area = 90.8 sq m / 977 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 105.2 sq m / 1132 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let



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