



Heron Way, Mayland, Essex CM3 6TP
Price £400,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £400,000 - £415,000**** Set along a quiet turning within the ever sought after waterside village of Mayland, is this extended, stylishly improved and wonderfully maintained detached family home with generously sized garden. Deceptive and spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a living room, stunning refitted kitchen/breakfast room with impressive extension providing a dual aspect dining area, cloakroom and utility room which has been created by the conversion of the garage. The first floor then offers a landing area leading to a family bathroom and four well proportioned bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a well maintained rear garden, while the frontage offers a driveway providing off road parking for two vehicles and access to the remainder of the garage/storage area. Viewing is strongly advised to avoid disappointment. Energy Rating D.

FIRST FLOOR:

LANDING:

Access to loft space, electric storage heater, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:-

BEDROOM ONE:

14'8 x 11'4 (4.47m x 3.45m)

Double glazed window to rear with fitted shutters, electric storage heater, bank of built in wardrobes with sliding mirrored doors, door to:-

EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising fully tiled curved corner shower cubicle with sliding glass doors, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, extractor fan.

BEDROOM TWO:

12' x 7'10 (3.66m x 2.39m)

Double glazed window to front with fitted shutters, electric storage heater.

BEDROOM THREE:

9'1 x 8'5 (2.77m x 2.57m)

Double glazed window to rear with fitted shutters, electric storage heater.

BEDROOM FOUR:

8'9 x 7'6 (2.67m x 2.29m)

Double glazed window to front with fitted shutters, electric storage heater.

FAMILY BATHROOM:

Obscure double glazed window to front with fitted shutters, heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled WC and wash hand basin set on vanity unit with storage cupboards below, part tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, electric storage heater, staircase to first floor, wood effect flooring, doors to:-

CLOAKROOM:

Obscure double glazed window to side, two piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below and tiled splash back, part tiled walls, extractor fan.

UTILITY ROOM:

8'8 x 7'9 (2.64m x 2.36m)

Fitted wall and base mounted storage units, roll edge work surface with inset stainless steel single bowl single drainer sink unit, space for under counter fridge, freezer and washing machine, wood effect flooring.

LIVING ROOM:

15' x 11'5 (4.57m x 3.48m)

Double glazed sliding doors to rear opening on to garden, modern electric radiator, feature fireplace with display mantle over, wood effect flooring.

KITCHEN/BREAKFAST ROOM:

23'10 x 8'9 (7.26m x 2.67m)

Double glazed window to front with fitted shutters, modern electric radiator, impressive refitted kitchen comprising an extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, Quartz work surfaces with inset 1 1/2 bowl sink unit with drainer grooves to side and mixer tap, built in four ring induction hob with extractor over, built in eye level double oven, integrated fridge/freezer, dishwasher and wine fridge, matching Quartz breakfast bar and upstands, under unit lighting, wood effect Amtico flooring, inset down lights, opening to:-

DINING ROOM:

12'2 x 11'7 (3.71m x 3.53m)

Double glazed French style doors to both the side and rear opening on to garden, modern electric radiator, continuation of wood effect Amtico flooring, double glazed skylight windows.

EXTERIOR:

REAR GARDEN:

Commencing with a raised decked seating area leading down to remainder which is predominantly laid to lawn with a variety of shrubs and trees planted to borders, panelled fencing to boundaries, gated side access leading to:-

FRONTAGE:

'L' shaped driveway providing offer road parking for 2/3 vehicles, remainder of frontage is laid to lawn with planted trees and shrubs, access to:-

GARAGE/STORE ROOM:

Garage/storage area with reduced size due to conversion to utility room with up and over door to front.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Council Tax Band D.

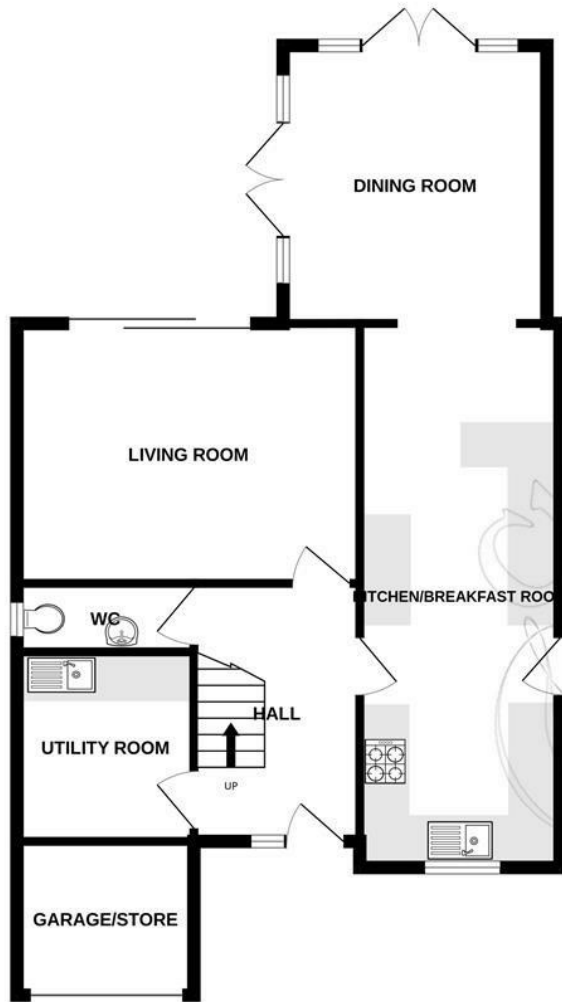
VILLAGE OF MAYLAND:

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.

GROUND FLOOR



1ST FLOOR



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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