

Paul Mason Associates



Imperial Avenue, Mayland, Chelmsford, Essex, CM3 6AJ

Guide price £600,000

- Well Presented Throughout
- Four Bedroom Detached Family Home
- Located In The Waterside Village Of Mayland
- Three Reception Rooms
- Attractive Landscaped Rear Garden
- Driveway Parking and Garage
- En-Suite to Bedroom One
- Kitchen/Diner
- Spacious Accommodation
- EPC - TBC

GUIDE PRICE £600,000 - £625,000.....Located in the sought-after waterside village of Mayland, this beautifully presented five-bedroom detached home offers spacious and versatile accommodation, ideal for family living. The property has been tastefully styled throughout, combining warm, neutral interiors with modern fittings and a welcoming, homely feel.

On the ground floor, the accommodation begins with an entrance hall leading through to a generous lounge, a separate dining room, and a stylish kitchen/dining room measuring approximately 6.0m x 2.5m. The kitchen provides an excellent range of fitted units, worktop space and room for informal dining, creating a practical and sociable everyday living area. There is also a ground floor bathroom and an additional reception room, currently described as reception room three/bedroom five, offering superb flexibility for guests, home working or multi-generational living.

To the first floor, the landing gives access to four bedrooms, including a well-proportioned principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a cloakroom/WC, adding further convenience for family use.

Externally, the property enjoys an attractive frontage with driveway parking, while the rear garden is a particular highlight. Generous in size and well maintained, it offers a lawned area and patio space for outdoor dining making it ideal for entertaining and relaxing during the warmer months.

Mayland is well regarded for its waterside setting, village atmosphere and access to scenic coastal walks, local amenities and sailing opportunities along the River Blackwater. This is a charming and versatile detached home in a desirable village location, offering excellent living space both inside and out.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
<p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p>				<p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

Entrance Hall

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

Kitchen/Dining Room

6.0m x 2.5m (19'8" x 8'2")

Dining Room

4.4m x 3.6m (14'5" x 11'9")

Lounge

8.2m x 4.0m (26'10" x 13'1")

Bedroom Five/Reception Room Three

3.3m x 3.2m (10'9" x 10'5")

Bathroom

2.9m x 1.8m (9'6" x 5'10")

FIRST FLOOR

Landing

3.9m x 3.0m (12'9" x 9'10")

Bedroom One

4.6m x 3.5m (15'1" x 11'5")

En-Suite

2.3m x 1.6m (7'6" x 5'2")

Bedroom Two

3.3m x 2.8m (10'9" x 9'2")

Bedroom Three

3.1m x 2.5m (10'2" x 8'2")

Bedroom Four

2.6m x 1.9m (8'6" x 6'2")

Cloakroom/WC

2.0m x 1.0m (6'6" x 3'3")

EXTERIOR

Garage

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

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.

**Awaiting
Floorplan**



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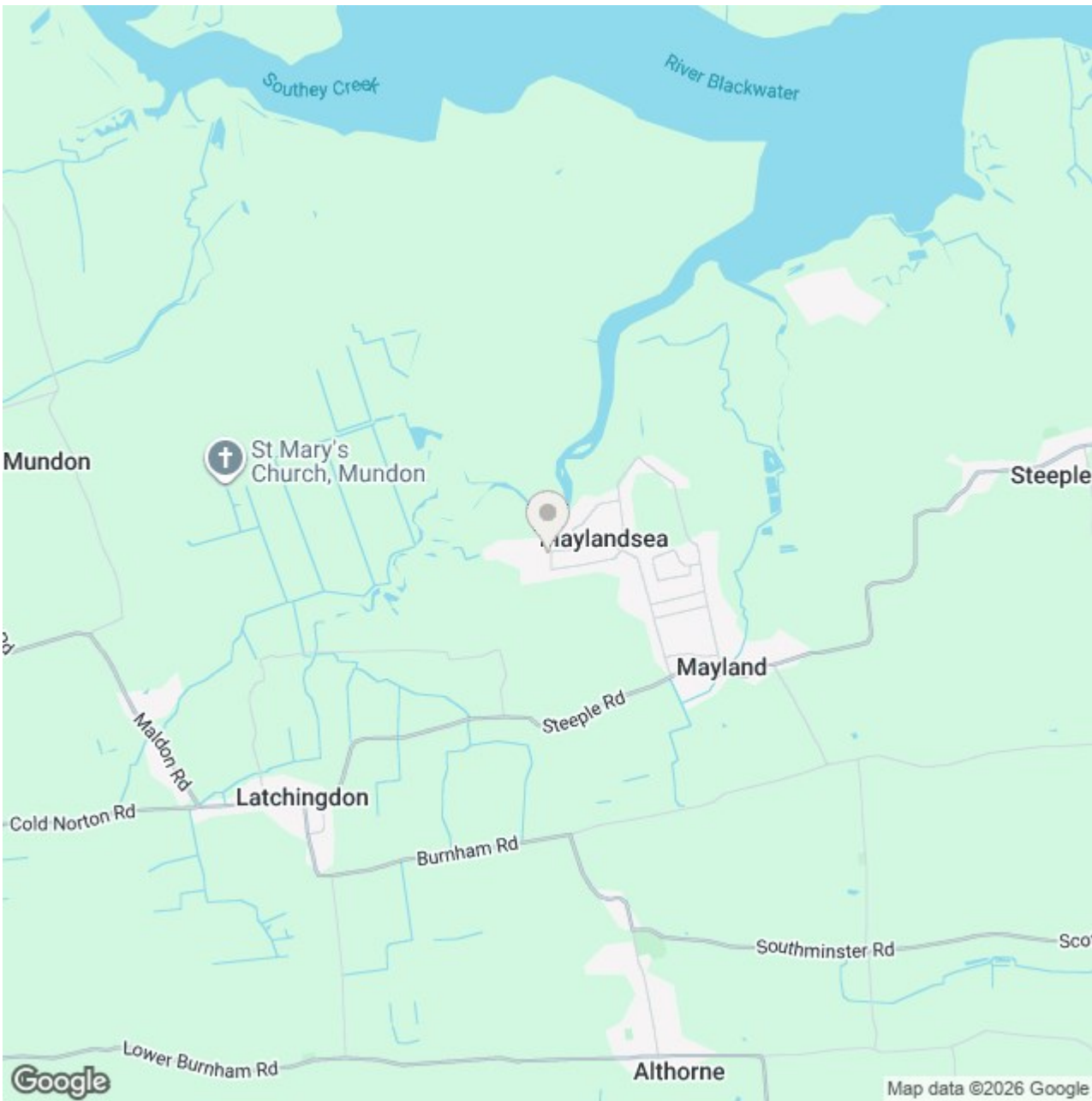
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