

Paul Mason Associates



Marine Parade, Mayland, Essex, CM3 6AP  
Guide price £650,000

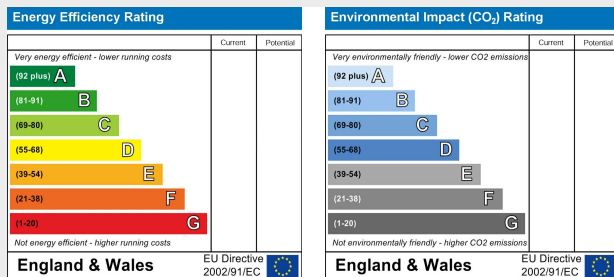
- Detached Four Bedroom Home
- Balcony With Stunning Riverside Views
- Village Location
- Versatile Accommodation
- Ground Floor Bathroom and First Floor Shower Room
- Spacious and Well Presented Throughout
- Well Maintained Gardens
- Two Driveways Plus a Garage
- Gated and Fenced to Boundaries
- EPC - TBC

**\*\*GUIDE PRICE £650,000- £675,000\*\***... This well-presented detached home offers spacious and versatile accommodation, ideally suited to a range of buyers seeking flexible living in a beautiful village setting. Occupying a generous wrap around plot, the property benefits from two driveways, a garage and a summer house, providing excellent outside space and practicality.

Inside, the accommodation is thoughtfully arranged with four bedrooms in total, including two bedrooms on the ground floor and two on the first floor, making it ideal for multi-generational living or those needing adaptable space. The property also features a ground floor bathroom and a first floor shower room for added convenience.

A particular highlight of the home is the first floor balcony to the front, enjoying stunning riverside views and offering a wonderful place to relax and take in the surroundings. Situated in a sought-after village location, the property is just a stone's throw from the River Blackwater, with idyllic riverside walks close by.

Overall, this is a superbly presented home in an enviable position, combining generous living space, flexibility and a truly scenic setting.



## ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hall/Dining Room  
4.5m x 3.2m (14'9" x 10'5")

Kitchen  
3.2m x 2.6m (10'5" x 8'6" )

Inner Hall

Lounge  
5.5m x 5.1m (18'0" x 16'8")

Bedroom Three  
3.6m x 3.3m (11'9" x 10'9")

Bedroom Four  
3.6m x 2.4m (11'9" x 7'10")

Bathroom

### FIRST FLOOR

Landing

Reception Room  
5.0m x 3.2m (16'4" x 10'5")

Bedroom One  
4.0m x 3.3m + recess (13'1" x 10'9" +  
recess)

Shower Room

Bedroom Two  
3.0m x 2.7m (9'10" x 8'10")

## EXTERIOR

Rear Garden

Frontage

Garage

### 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.

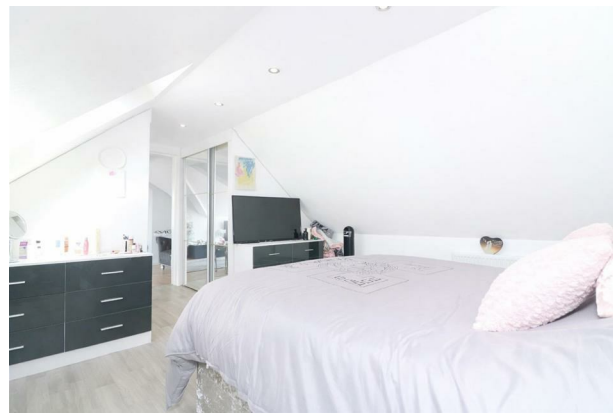
### Important Notices

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**



Paul Mason Associates

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