



Church
Mill Road, Mayland , CM3 6EQ
Offers in excess of £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled on the outskirts of the village this most individual & deceptive semi-detached family home offers a delightful blend of space and versatility. Spanning an impressive 1,211 sq ft, the property boasts two well-appointed reception rooms, ideal for both relaxation and entertaining, kitchen plus utility room along with upto **FOUR BEDROOMS** available (please refer to floorplan for layout), this home is ideal for families seeking room to grow or those wishing to create a comfortable guest space. The standout feature of this property is undoubtedly the **IMPRESSIVE 68' DEPTH REAR GARDEN**, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquillity of nature.

Externally ample parking is provided for numerous cars off road via the driveway plus **DOUBLE CARTLODGE**.

The individual charm & character of the property makes it a unique find in the area, appealing to those who appreciate a home with personality along with a warm and welcoming feel.

This property presents an exciting opportunity for families or individuals looking for an adaptable living environment in a picturesque setting.

EPC Rating F. Council Tax Band D.



Bedroom 11'3 x 10'9 (3.43m x 3.28m)

Double glazed window to rear, radiator, built in wardrobes, feature fireplace.

Bedroom 12'2 x 8'2 (3.71m x 2.49m)

Double glazed window to side, radiator, fitted storage cupboard.

Bathroom 13'11 x 6'5 (4.24m x 1.96m)

Double glazed windows to side & rear, radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath with mixer tap & shower attachment, tiled splash backs, storage / linen cupboard.

Landing

Radiator, access to loft space, stairs leading down to ground floor.

Entrance Hall

Entrance door, tiled floor, understairs storage cupboard, doors to:

Living Room 17'10 x 14'1 (5.44m x 4.29m)

Double glazed window to front, French doors to garden, two radiators, feature fireplace.

Inner Hallway

Doors to:

Reception Room/Bedroom 11'6 x 11'5 (3.51m x 3.48m)

Double glazed window to front, radiator, built in storage cupboard / wardrobe.

Reception Room/Bedroom 12'1 x 8'2 (3.68m x 2.49m)

Double glazed window to rear, radiator.

Shower Room

Double glazed window to rear, radiator, tiled floor, low level w.c, wash hand basin with mixertap, shower cubicle with wall mounted shower unit, inset lighting to ceiling, shaver point.

Dining Room 11'6 x 8'3 (3.51m x 2.51m)

Tiled floor, radiator, fireplace with multi fuel burner, walk in pantry/larder cupboard.

Kitchen 11'2 x 8'5 (3.40m x 2.57m)

Double glazed windows to rear & side, radiator, space for range style oven, fitted base units, tiled floor, inset lighting to ceiling, sink unit with mixer tap set into worksurfaces.

Rear Lobby

Door to side to garden, tiled floor, door to:

Utility Room 6'1 x 5'10 (1.85m x 1.78m)

Double glazed window to side, tiled floor, wall mounted boiler, space for washing machine, space for under counter fridge & freezer.

Rear Garden Approx 68' depth

Commencing with large patio area, outside tap, oil tank, access to front via gate, established flower and shrub beds, laid to lawn, fenced to boundaries.

Driveway

Ample parking provided off road via the driveway plus double Cartlodge.

Agents Note, Money Laundering & Referrals

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.

MONEY LAUNDERING REGULATIONS (AML) a n d FINANCIAL SANCTION REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as

to ensure the required compliance and satisfy customer due diligence.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



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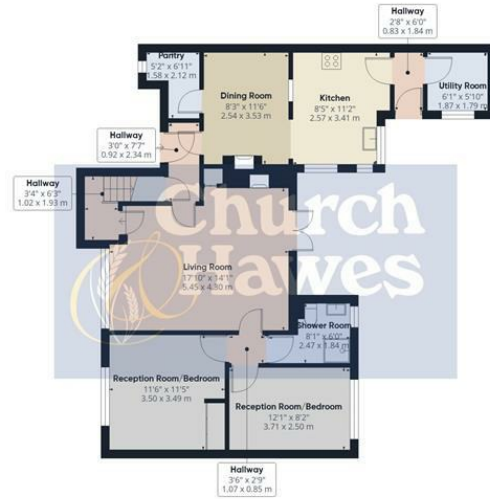


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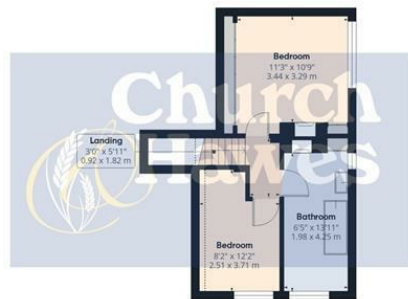


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Floor 0



Floor 1



Approximate total area⁽¹⁾

1211 ft²
112.5 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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