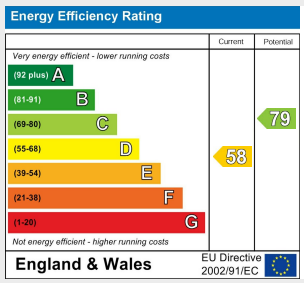
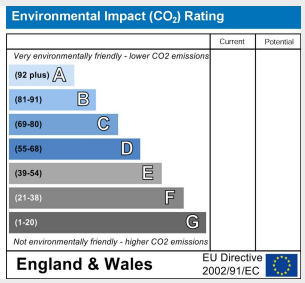

Paul Mason
Associates
West Avenue, Mayland, Essex, CM3 6AE
Guide price £650,000 - £700,000

- Four bedroom detached bungalow
- Set on a generous plot of approximately 1/4 acre
- Large in and out driveway for multiple vehicles
- Beautifully landscaped garden
- Modern kitchen/dining room with bi-folding doors opening to the rear garden
- Seperate utility room
- Four piece bathroom suite plus en-suite to bedroom one
- Four well-proportioned bedrooms, plus a separate study
- Waterside village location
- EPC - D





Guide Price £650,000 - £700,000..... A beautifully presented four bedroom detached bungalow, positioned on the popular West Avenue in Mayland, Essex, and set on a generous plot of approximately 1/4 acre.

The property offers spacious and versatile accommodation throughout, with a welcoming central hallway providing access to four well-proportioned bedrooms, a study, a large living room, family bathroom and en-suite. The impressive kitchen/diner forms the heart of the home, featuring a modern fitted kitchen, dining space and wide doors opening directly onto the garden, creating a bright indoor-outdoor feel. There is also a separate utility room, providing useful additional storage and laundry space. The property benefits from mains gas for the use of the gas hob, with the heating and hot water supplied by the air source heat pump.

The living room is generously sized and offers a comfortable reception space with a feature fireplace and large window, while the bedrooms provide excellent flexibility for family living, guests or working from home. Both bathrooms are well appointed, with the main bathroom offering a bath and separate shower, and the en-suite finished in a stylish contemporary design.

Externally, the bungalow sits back from the road with a substantial driveway to the front providing ample off-road parking. To the rear, the beautifully maintained garden is a standout feature, with a large lawn, attractive patio seating areas, established planting, pergola walkway and open countryside views beyond.

A superb detached bungalow offering generous single-storey living, excellent outside space and a sought-after Mayland location.

Location...

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of coastal living, beautiful countryside and a welcoming village atmosphere. Positioned close to the Blackwater Estuary, the village enjoys a peaceful setting with scenic views across the water towards Osea Island, Goldhanger and Heybridge Basin.

The village benefits from a good range of everyday amenities, including convenience stores, a Post Office, pharmacy, bakery, takeaways, public houses and restaurants. Families are well catered for with Maylandsea Community Primary School, a preschool, medical facilities and a village hall hosting various clubs and community activities.

For those who enjoy the outdoors, Mayland offers excellent recreational opportunities, with Blackwater Marina and local sailing clubs providing access to the estuary. The popular seawall walks offer picturesque coastal views, whilst Lawling Park provides playing fields, recreational facilities and open spaces. The nearby nature reserve and surrounding countryside also offer attractive walking routes and opportunities to enjoy local wildlife.

Mayland is conveniently positioned for access to Maldon, Burnham-on-Crouch, South Woodham Ferrers and Chelmsford, all providing a wider selection of shopping, schooling and leisure facilities. Railway services are available from Southminster and Burnham-on-Crouch, offering connections towards London Liverpool Street via Wickford, with local bus services providing additional transport links.

Combining a relaxed waterside lifestyle, excellent local amenities and attractive countryside surroundings, Mayland is an appealing choice for families, professionals and those looking to enjoy the charm of coastal village living.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Central Hallway

Utility Room
3.2m x 2.0m (10'5" x 6'6")

Family Bathroom
3.2m x 2.3m (10'5" x 7'6")

Kitchen/Dining Room
8.2m x 3.3m (26'10" x 10'9")

Living Room
7.0m x 4.3m (22'11" x 14'1")

Study
2.5m x 1.7m (8'2" x 5'6")

Bedroom One
5.0m x 4.1m (16'4" x 13'5")

En-Suite

Be
4.2

Be
3.3

Be

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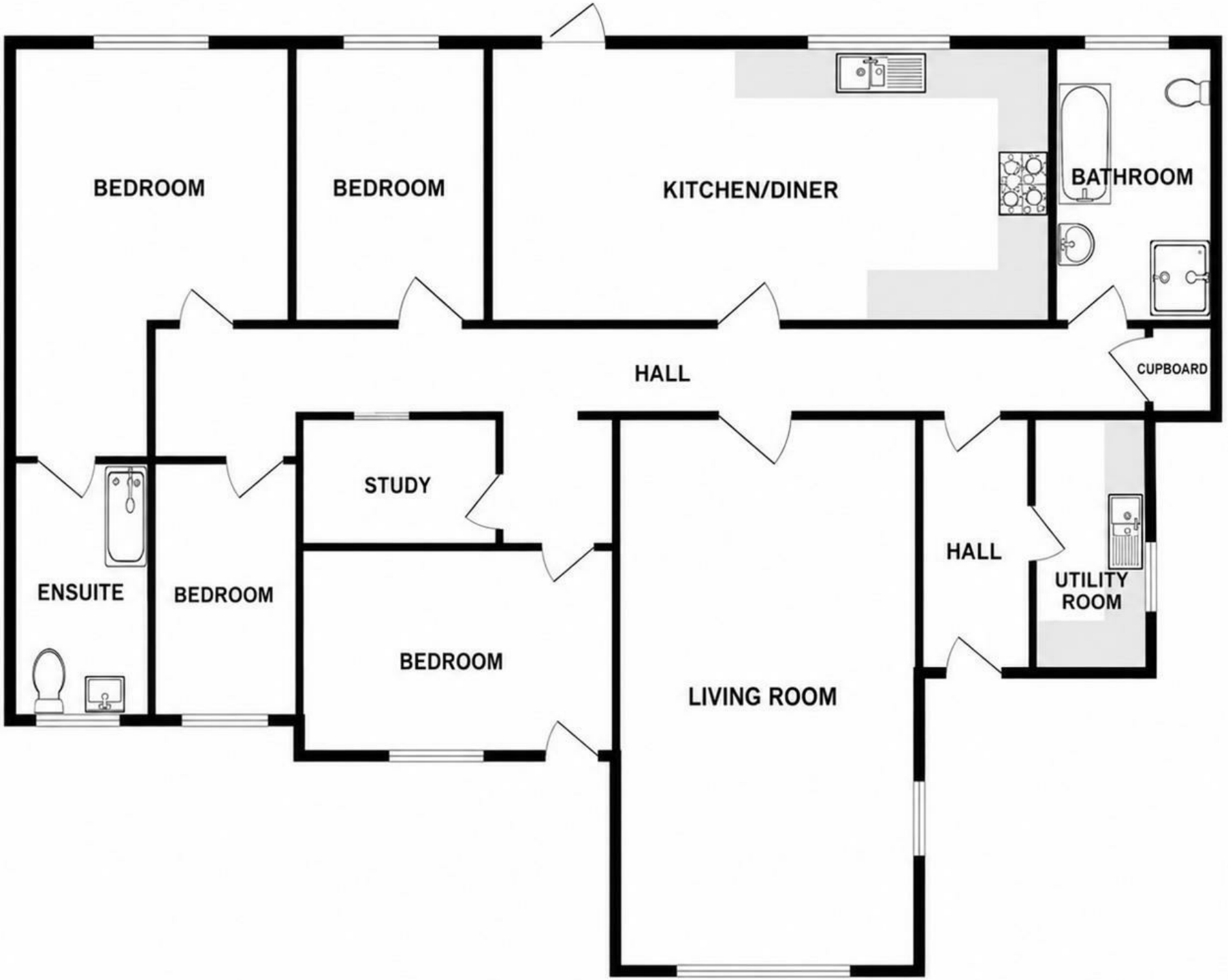
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