



**Church  
Hawes**  
churchandhawes.com

**Teal Avenue, Mayland, Essex CM3 6TU**  
**Price £450,000**

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Beautifully positioned at the end of a quiet, modern cul-de-sac, this spacious link-detached residence, built in 2013, offers exceptional and versatile, family orientated living accommodation throughout.

The property has been substantially improved and is wonderfully presented by the present owner with meticulously designed living accommodation commencing with an inviting entrance hall leading to a refitted cloakroom, living room, dining room and stunning refitted kitchen with integrated appliances.

To the first floor, the property offers a spacious landing lead to a superb principal bedroom with en-suite shower room, while there are three further well-appointed bedrooms, one of which is currently used as a study and a family bathroom - ideal for the growing family. Externally, the property features an extremely well presented and manageable rear garden while off road parking is provided at the side of the house by a driveway and carport.

This waterside village, located on the picturesque Dengie Peninsula, benefits from an array of local amenities including a recreational ground with football pitches, tennis courts and children's play areas, two welcoming public houses/restaurants, two sailing clubs, doctors surgery, a highly regarded primary school, and an outstanding nursery. Everyday needs are well catered for with a range of local shops including a bakery, post office, fish and chips takeaway and beauty salon.

An early viewing is strongly advised to avoid disappointment. Energy Rating C.

## FIRST FLOOR:

### LANDING:

Access to loft space, staircase down to ground floor, built in storage cupboard, wood effect floor, doors to:

### BEDROOM 1:

15'4 x 9'5 (4.67m x 2.87m )

Dual aspect room with double glazed windows to front and rear, radiator, wood effect floor.

### EN-SUITE:

Obscure double glazed window to front, radiator, refitted 3 piece white suite comprising fully tiled shower cubicle with sliding glass door, wash hand basin and close coupled wc, tiled floor, extractor fan.

### BEDROOM 2:

15'2 max x 11' (4.62m max x 3.35m )

Double glazed window to rear, radiator, wood effect floor.

### BEDROOM 3:

10'2 x 9'10 max (3.10m x 3.00m max)

Double glazed window to rear, radiator, wood effect floor.

### BEDROOM 4:

7'6 x 6'5 max (2.29m x 1.96m max)

Double glazed window to front, radiator, wood effect floor.

### FAMILY BATHROOM:

Obscure double glazed window to front, radiator, refitted 3 piece white suite comprising panelled bath with antique style mixer tap and shower attachment and tiled splashback, pedestal wash hand basin with tiled splashback and close coupled wc, tiled floor, extractor fan.

### GROUND FLOOR - ENTRANCE HALLWAY:

Obscure double glazed composite entrance door to front, radiator, built in storage cupboard, staircase to first floor, wood effect floor, doors to:

### DINING ROOM:

11' x 9'3 (3.35m x 2.82m )

Double glazed bay window to front, radiator, wood effect floor.

### LIVING ROOM:

15'2 x 11' (4.62m x 3.35m )

Double glazed French style doors opening onto rear garden, radiator, electric fire with display mantle over, wood effect floor.

### CLOAKROOM:

Obscure double glazed window to front, 2 piece white suite comprising close coupled wc and pedestal wash hand basin, part tiled walls, tiled floor.

### KITCHEN:

11'6 x 9'10 (3.51m x 3.00m )

Double glazed entrance door and window to rear, radiator, refitted kitchen comprising extensive range of matching gloss fronted wall and base mounted storage units and drawers, Quartz work surfaces with matching upstands and inset 1 ½ bowl sink with drainer grooves to side, built in 4-ring electric hob with extractor over, built in eye level oven and microwave, integrated dishwasher, fridge and freezer, matching breakfast bar with under unit lighting over, tiled floor.

### EXTERIOR:

#### REAR GARDEN:

Commencing with a raised decked seating area leading to remainder which is predominantly artificially turfed with shingled borders, timber storage shed, exterior cold water tap, side access gate leading to personal door into side of garage.

#### CAR PORT/FRONTAGE:

Covered courtyard with off road parking for 2/3 vehicles, low maintenance shingled and paved frontage, side access gate leading to rear garden, access to:

### GARAGE:

18'9 x 8'5 (5.72m x 2.57m )

Up and over door to front, personal door to side, power and light connected.

### TENURE & COUNCIL TAX BAND:

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

### AGENTS NOTE:

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 & REFERRALS:

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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 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.

### 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.



