



**Church
Hawes**
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Mayland Green, Mayland , Essex CM3 6BD
Price £450,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Offered for sale with NO ONWARD CHAIN, this beautifully presented four-bedroom detached bungalow sits in a secluded position at the end of a quiet cul-de-sac within the ever-popular waterside village of Mayland. Ideally located for local amenities, the home is just a short distance from shops, the village school, doctors' surgery and scenic riverside walks along the River Blackwater.

Occupying approximately a quarter of an acre, the property offers an exceptional blend of space, privacy and comfort. Inside, the accommodation includes four generously sized double bedrooms, a spacious 22ft+ lounge ideal for relaxation or entertaining, a well-appointed kitchen, separate utility area, and an impressive refitted family bathroom.

Externally, the property boasts fantastic outdoor space, featuring an inviting decked area designed for a Jacuzzi and BBQ—perfect for hosting family and friends. The extensive rear garden provides ample room for children to play, gardening enthusiasts to enjoy, or simply a tranquil setting to unwind.

To the front, formal gardens lead to gated access and a driveway, which in turn offers entry to a substantial detached garage measuring 27'. The property has been lovingly maintained over the years, creating a rare opportunity for those seeking a long-term family home in a peaceful and private setting. Energy Rating D.



ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, radiator, access to loft space, wood effect floor, doors to:

BEDROOM: 11'3 x 8'2 (3.43m x 2.49m)

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

BATHROOM:

Obscure double glazed window to front, radiator, refitted 3 piece white suite comprising panelled bath with dual function shower over and glass screen, wc with concealed cistern and wall mounted wash hand basin with storage drawers below and tiled splashback, airing cupboard housing combi boiler, part tiled walls, extractor fan.

LIVING ROOM: 22' x 10'9 (6.71m x 3.28m)

Double glazed French style doors opening onto rear garden with matching side light windows, radiator, feature cast iron fireplace, wood effect floor, glazed door to:

KITCHEN: 9'1 x 8'10 (2.77m x 2.69m)

Double glazed window to front, refitted kitchen comprising extensive range of gloss fronted storage units and pan drawers, laminate work surfaces with inset 5-ring gas hob with glass extractor hood over and glass splashback, built in eye level oven and microwave, matching upstands, double glazed door to:

UTILITY: 10'1 x 5' (3.07m x 1.52m)

Double glazed French style doors to side, double glazed windows to side, front and rear, laminate work surfaces with storage cupboard below, space and plumbing for washing machine, tumble dryer and fridge/freezer.

INNER HALLWAY:

Continuation of wood effect floor from hallway, storage cupboard, leading to:

BEDROOM: 14'2 x 11'1 (4.32m x 3.38m)

Dual aspect room with double glazed window to front and double glazed French style doors to side opening onto rear garden, radiator, wood effect floor.

BEDROOM: 11'4 > 7'11 x 9'9 > 6'1 (3.45m > 2.41m x 2.97m > 1.85m)

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

BEDROOM: 12' x 11'1 (3.66m x 3.38m)

Dual aspect room with double glazed window to rear and double glazed entrance door to side, radiator.

EXTERIOR:**REAR GARDEN:**

Commencing with a covered raised decked seating/entertaining area leading to remainder which is mainly laid to lawn with beds to borders, the rear garden sweeps down one side which is mainly laid to lawn while the other side is mainly paved and leads to:

FRONTAGE:

Partially laid to lawn with side access gate leading to:

PARKING:

Driveway providing off road parking for one vehicle and access to:

DETACHED GARAGE: 27'7 x 9'1 (8.41m x 2.77m)

Electric roller door to front, double glazed window to side, power and light connected, double glazed French style doors to side.

TENURE & COUNCIL TAX BAND:

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

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

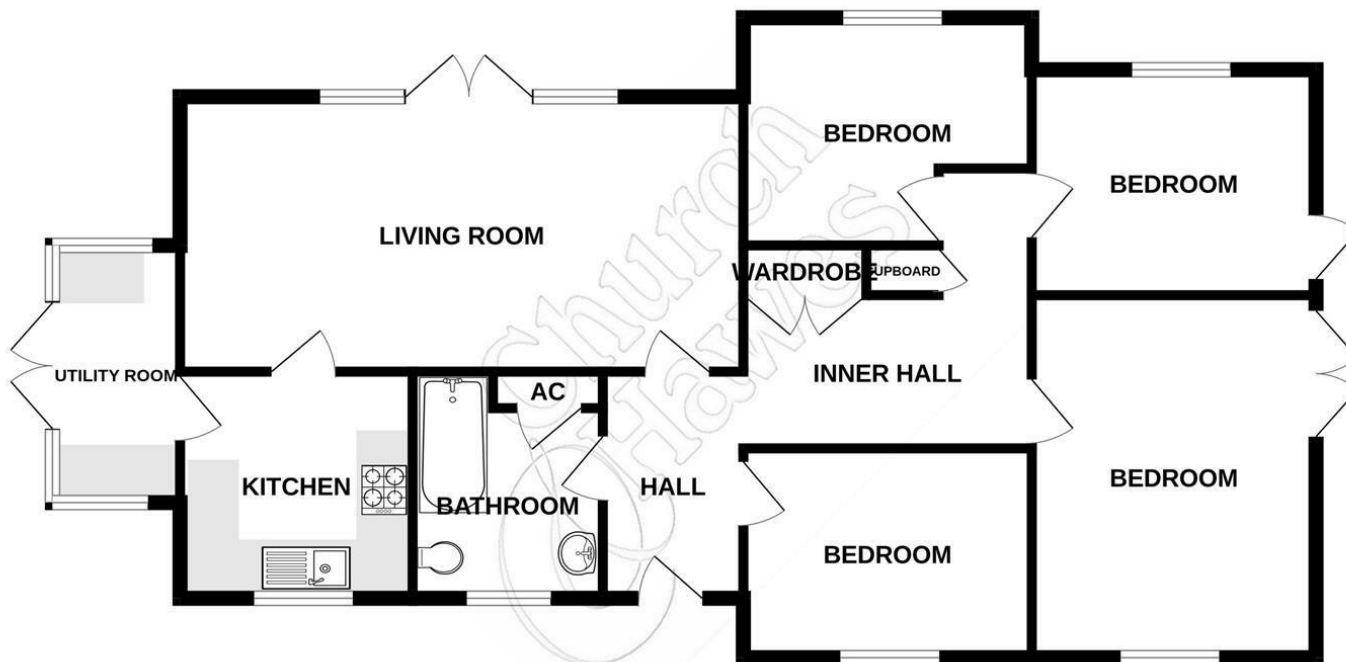
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.

VILLAGE OF 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.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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