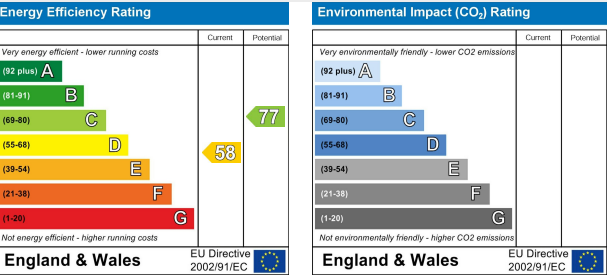


Paul Mason Associates



Imperial Avenue, Maylandsea, CM3 6AJ
£599,995

- Four Bedroom Detached Family Home
- Waterside Village Location
- Spacious Accommodation
- Internal Access to Double Garage
- Driveway Parking for Numerous Vehicles
- Bedroom One with En-Suite
- Bedroom Two with Dressing Room
- Ground Floor Cloakroom
- Refitted Kitchen and Separate Utility Room
- EPC - D



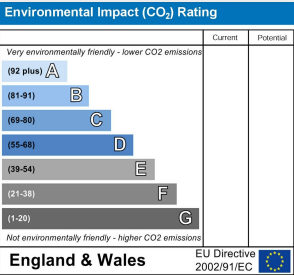
No Onward chain...An attractive and substantial four-bedroom detached family home situated in the waterside location of Maylandsea, situated just a 2 minutes' walk along quiet village roads both to the local village shops and to the river (Mundon Creek). The property offers generous and versatile accommodation across two floors, complemented by a double garage, conservatory, utility room and beautifully established gardens.

The ground floor is arranged around a welcoming entrance hall, with access to a bright dining room, spacious lounge and a large conservatory overlooking the rear garden. The conservatory provides an excellent additional living space, filled with natural light and opening onto the garden and patio area. The kitchen is fitted with a modern range of white units, integrated appliances and contrasting work surfaces, while a separate utility room provides further practical storage and appliance space. A cloakroom and internal access to the double garage complete the ground floor accommodation.

To the first floor, the landing leads to four bedrooms. Bedroom one benefits from its own en-suite shower room, while bedroom two enjoys the added advantage of a dressing room. There are two further bedrooms, together with a family bathroom fitted with a bath and shower screen.

Externally, the property enjoys a generous frontage with gravel driveway parking leading to the double garage. It also benefits from a stainless steel work sink and an oversized door which is used to facilitate movement of a ride-on lawnmower. To the rear, there is a mature and well-established garden with lawn, trees, planting, patio seating areas and several timber garden buildings.

Overall, this is a spacious and well-proportioned family home in the sought-after waterside village of Maylandsea, offering flexible living space, excellent storage, ample parking and a superb garden setting.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.0m x 3.2m (13'1" x 10'5")

Dining Room

3.3m x 2.9m (10'9" x 9'6")

Lounge

6.1m x 3.8m (20'0" x 12'5")

Conservatory

7.1m x 3.5m (23'3" x 11'5")

Utility Room

3.0m x 2.2m (9'10" x 7'2")

Cloakroom

2.2m x 1.0m (7'2" x 3'3")

Kitchen

3.3m x 3.3m (10'9" x 10'9")

Double Garage

8.5m x 6.0m (27'10" x 19'8")

FIRST FLOOR

Landing

4.7m x 1.0m (15'5" x 3'3")

Bedroom One

3.8m x 3.6m (12'5" x 11'9")

En-Suite

2.5m x 1.9m (8'2" x 6'2")

Bedroom Two

3.3m x 3.0m (10'9" x 9'10")

Dressing Room

3.3m x 1.6m (10'9" x 5'2")

Bedroom Three

3.8m x 2.5m (12'5" x 8'2")

Bedroom Four

2.6m x 2.5m (8'6" x 8'2")

Family Bathroom

2.0m x 2.0m (6'6" x 6'6")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

Viewings

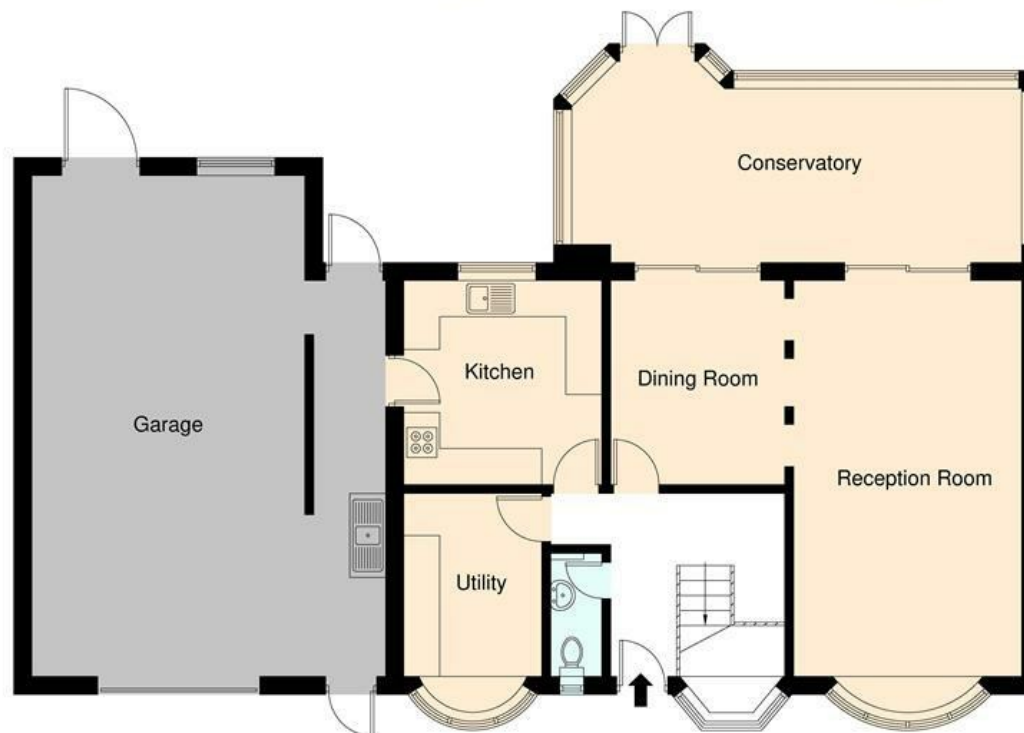
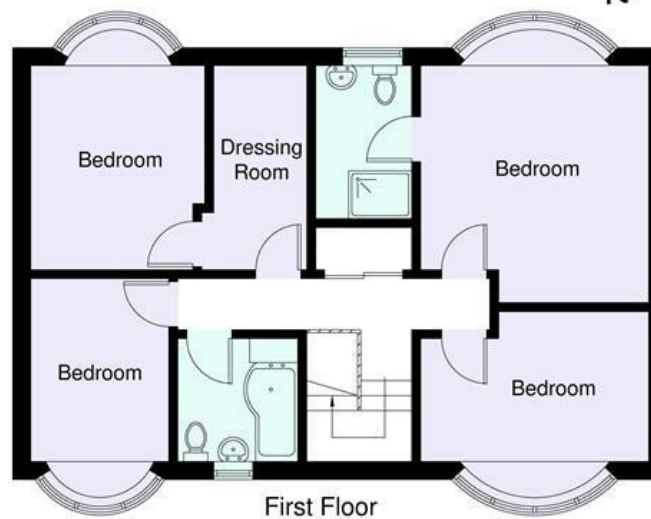
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

Imperial Avenue, Mayland, Chelmsford, CM3 6AJ

Approximate Gross Internal Area = 215.8 sq m / 2323 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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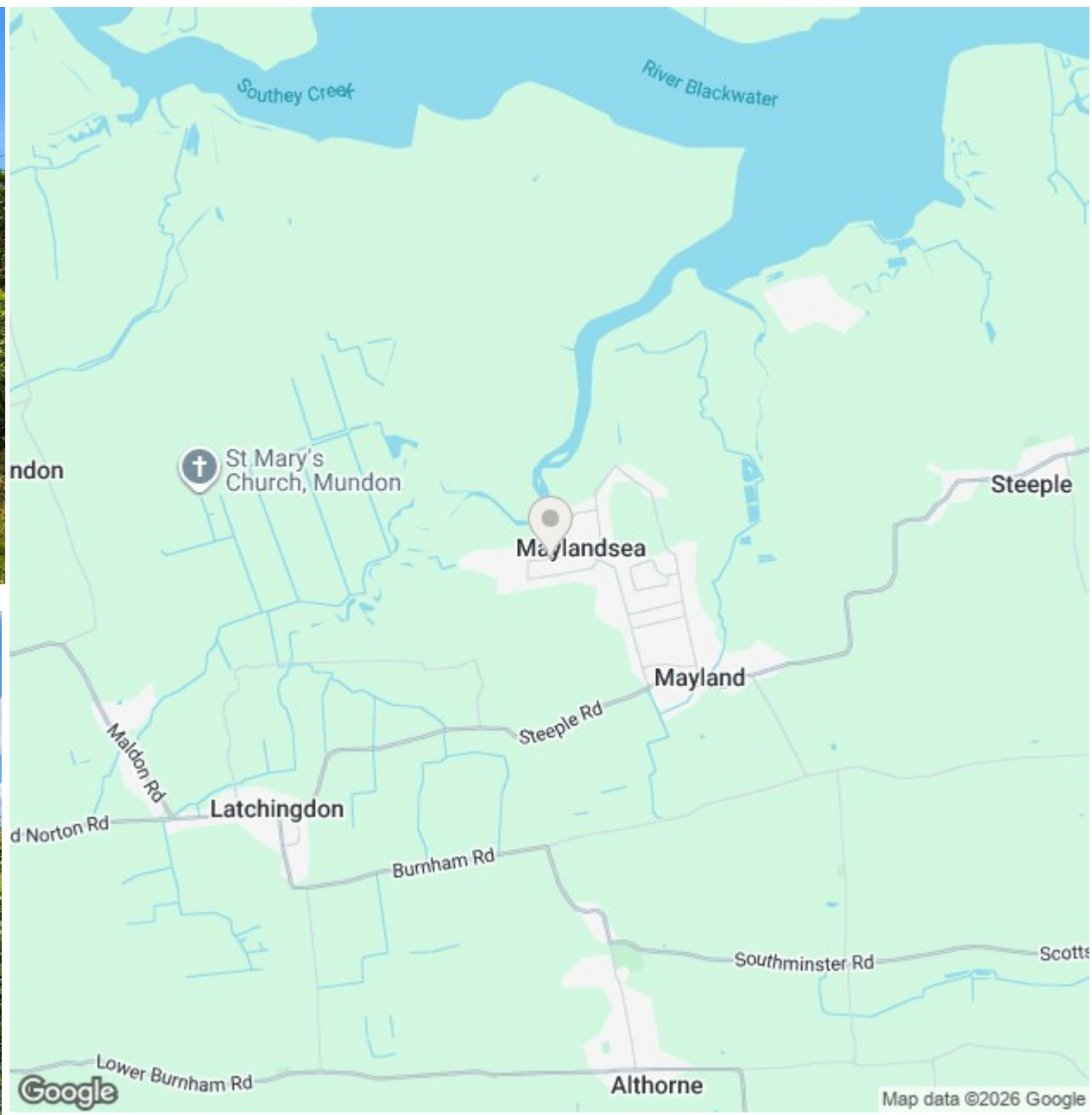
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