

Paul Mason Associates



Paul Mason
for sale
01621 742310

The Drive, Mayland, CM3 6AB
Guide price £475,000

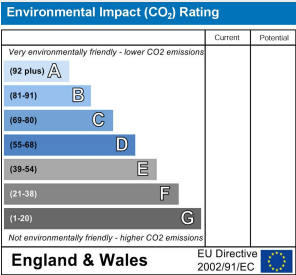
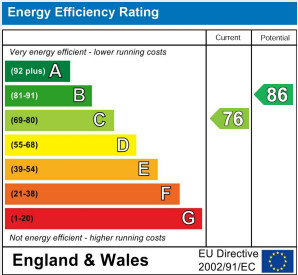
- Detached Family Home
- Four Bedrooms
- Kitchen Breakfast Room
- Dining Room/Reception Room Two
- Bedroom One Benefitting En-Suite
- Driveway
- Garage
- Rear Garden
- Village Location
- EPC - C

GUIDE PRICE £475,000 - £500,000...DECEPTIVELY SPACIOUS ACCOMMODATION....This well presented four bedroom detached house is located in the village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation comprises a generous entrance hall with access to the dining room/reception room two, kitchen/breakfast room, cloakroom, lounge, sunroom, and access to the integral garage. To the first floor there is a landing providing access to bedroom one which benefits from an en-suite, three further double bedrooms and a fitted four piece bathroom suite.

Externally to the front, the property is set back from the road and boasts a driveway providing off road parking for numerous vehicles. The garden is fenced to boundaries and has a decked seating area with the remainder mostly laid to lawn.

Viewings come highly recommend to fully appreciate the size and quality of the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Dining Room

4.3m x 3.5m (14'1" x 11'5")

Cloakroom

Living Room

5.0m x 4.0m (16'4" x 13'1")

Kitchen/Family Room

5.0m x 3.5m (16'4" x 11'5")

Sun Room

4.8m x 2.9m (15'8" x 9'6")

FIRST FLOOR

Bedroom One

5.1m x 2.8m (16'8" x 9'2")

En-Suite

Bedroom Two

4.6m x 2.8m (15'1" x 9'2")

Bedroom Three

3.6m x 2.6m (11'9" x 8'6")

Bedroom Four/Study

2.4m x 2.1m (7'10" x 6'10")

Bathroom

2.9m x 2.2m (9'6" x 7'2")

EXTERIOR

Integral Garage

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.

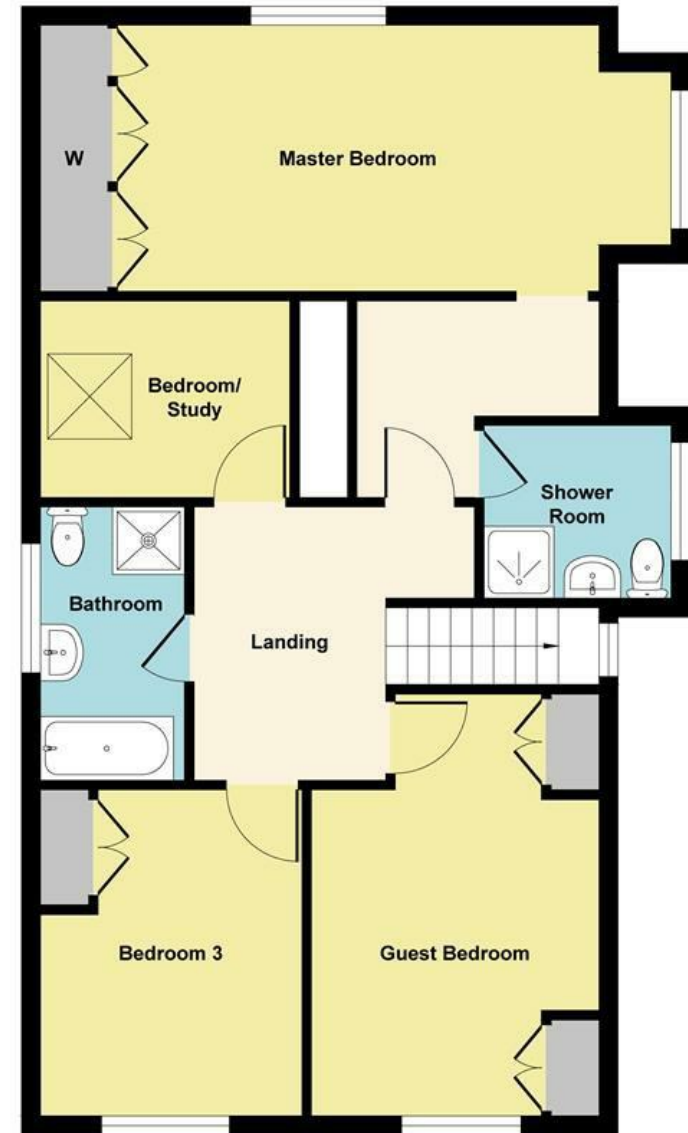
Important Notices

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.



Ground Floor



First Floor



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35 The Street
Latchingdon
Chelmsford
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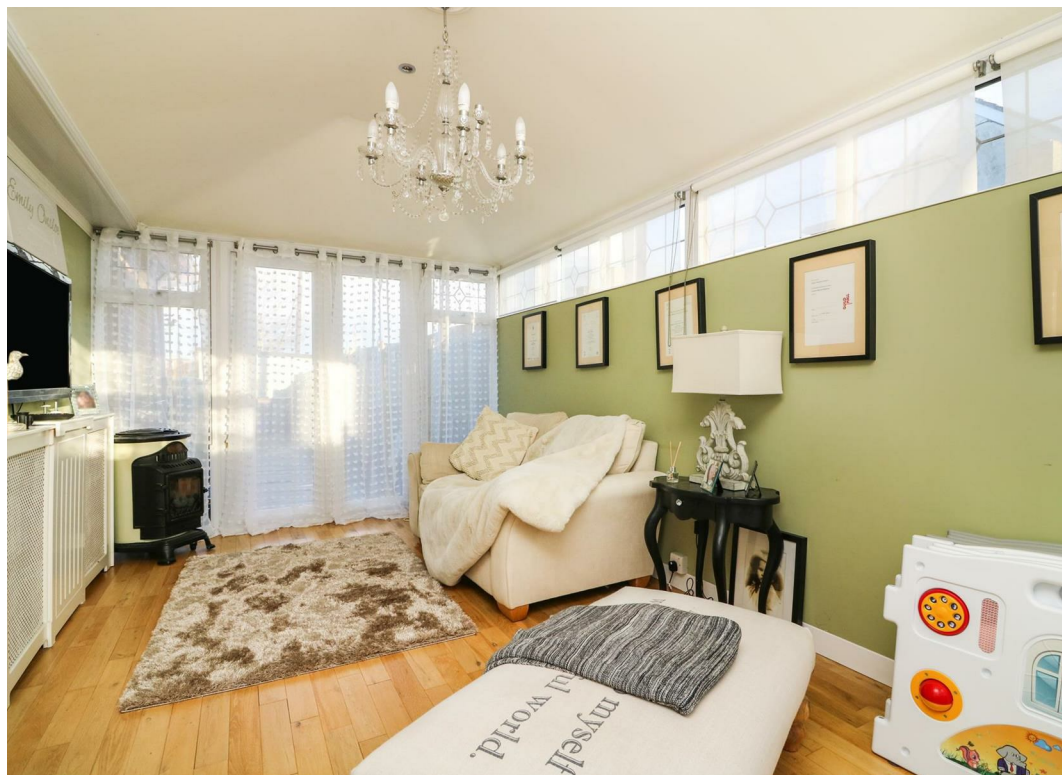
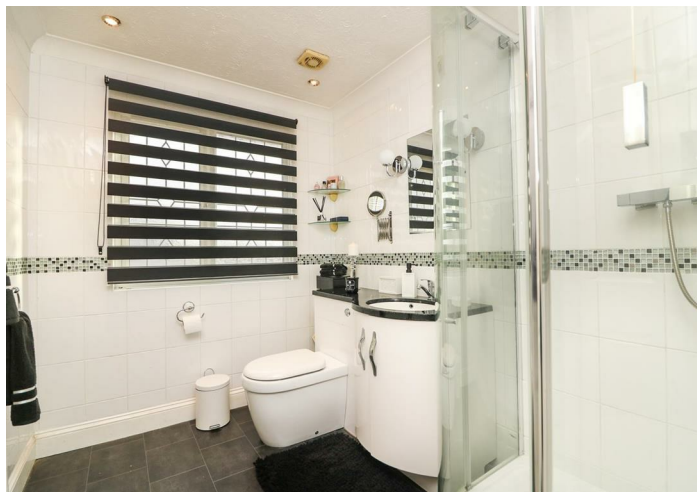
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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