



Orchard Drive, Mayland CHELMSFORD CM3 6EP

welcome to

Orchard Drive ,Mayland CHELMSFORD

*** GUIDE PRICE £375,000 - £400,000*** Situated in the DESIRABLE WATERFRONT VILLAGE of Mayland, with its LOCAL SHOPS, SCHOOLS AND PICTURESQUE QUAYSIDE, is this well proportioned link-detached home with WEST FACING GARDEN, enjoying AMPLE DRIVEWAY AND GARAGE as well as CONSERVATORY EXTENSION.



Entrance

Modern composite entrance door to :-

Porch

Double glazed UPVC window to front, entrance door to :-

Hallway

Stairs rising to first floor with storage cupboard under, radiator, doors to :-

Lounge

15' 2" x 12' 3" (4.62m x 3.73m)
Double glazed UPVC bow window to front, radiator.

Kitchen

11' 11" x 9' 1" (3.63m x 2.77m)
Double glazed UPVC window to rear, modern fitted kitchen comprising sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units, space for appliances, open to :-

Dining Room

9' 10" x 9' 2" (3.00m x 2.79m)
Radiator, patio door to rear opening to :-

Conservatory

17' 2" x 8' 8" (5.23m x 2.64m)
Dwarf brick wall and double glazed construction with patio doors to rear opening onto the garden, radiator.

First Floor

Landing

Double glazed UPVC window to side, doors to :-

Bedroom One

13' 1" x 10' 4" plus recess (3.99m x 3.15m plus recess)
Double glazed UPVC window to front, range of fitted wardrobes, radiator.

Bedroom Two

11' 11" x 10' 5" plus recess (3.63m x 3.17m plus recess)
Double glazed UPVC window to rear overlooking the garden, fitted wardrobes, built in cupboard, radiator.

Bedroom Three

9' 10" x 8' 2" (3.00m x 2.49m)
Double glazed UPVC window to front.

Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)
Double glazed UPVC windows to rear, modern white suite comprising panel bath with shower over, low level WC and vanity basin, radiator.

Outside

Front

Laid to lawn with mature shrubs, driveway providing off road parking for several vehicles leading to the garage.

Garage

Up and over door, power and light, door to :-

Rear Lobby

Patio door to garden, door to :-

Cloakroom

Suite comprising low level WC and hand basin.

Rear Garden

West facing, enclosed by panel fence and laid to lawn with mature shrub borders and raised decked seating area.



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Orchard Drive, Mayland CHELMSFORD

- Three Well-Proportioned Bedrooms
- Modern Bathroom
- Two Reception Rooms plus Conservatory
- West Facing Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: F
Council Tax Band: D

guide price

£375,000 - £400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104588 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk