Paul Mason Associates

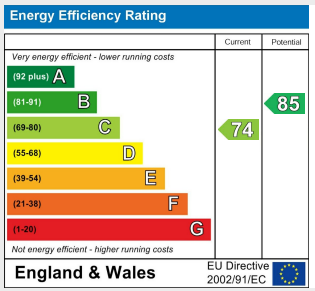
Bramley Way, Mayland, Essex, CM3 6ES

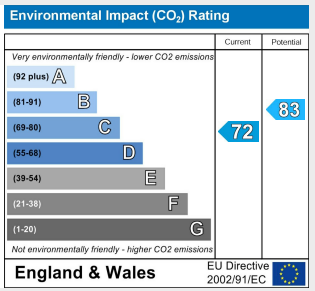
Guide price £340,000

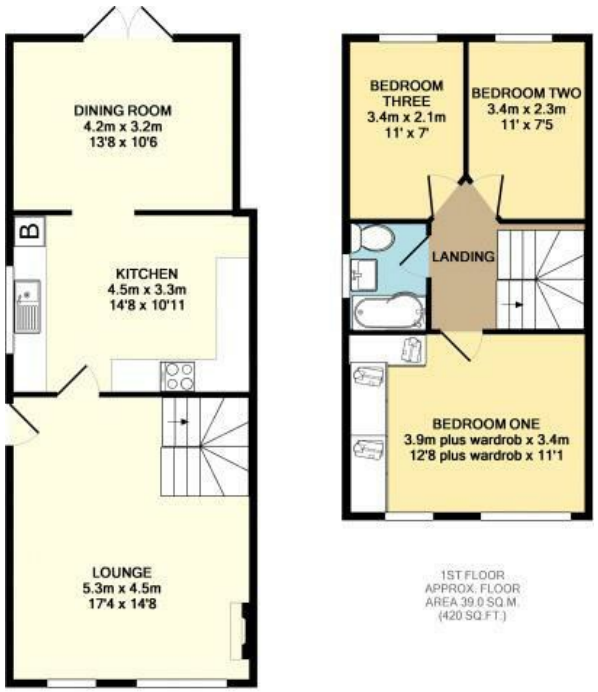
- Onward Chain Complete
- Extended Three Bedroom Semi-Detached
- Fitted Kitchen/Breakfast Room
- Fitted Family Bathroom
- Snug/Dining room
- Sought After Location
- Secluded Rear Garden
- Off Road Parking
- Garage/Workshop
- EPC C

A deceptively spacious extended three bedroom semi-detached house. 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 includes a master bedroom, two further bedrooms and a fitted family bathroom to the first floor. On the ground floor there is a lounge, fitted kitchen/breakfast room, snug/dining room. Externally the property is set back from the road with a well maintained rear garden and to the front there is off road parking for numerous vehicles.







Distances
Althorne Railway Station - 4.5 miles
Maylandsea Community Primary School - 0.3 miles
Maldon Town Centre - 8.9miles
Burnham on Crouch - 5.8 miles
Chelmsford City Centre - 17.1 miles
London Southend Airport - 22.2 miles

(All mileages are approximate)

ACCOMMODATION

Lounge
5.3 x 4.5 (17'4" x 14'9")
Two double glazed windows to front. Double glazed entrance door to side. Inset Spotlights. TV point. Stairs to first floor with storage cupboard below. Radiator. Doors to;

Kitchen/Breakfast room
4.5 x 3.3 (14'9" x 10'9")
Double glazed window to side. White fitted units to eye and base level. Laminate work surfaces with inset sink and drainer. Tiled splash backs. Five ring electric hob with extractor hood over. Double electric oven. Integrated dishwasher. Space for American style fridge freezer. Larder cupboard. Wall mounted combi boiler. Coved ceiling. Inset spotlights. Tiled flooring. Archway leading to;

Snug/Dining room
4.2 x 3.2 (13'9" x 10'5")
Double glazed French doors leading to rear garden. Coved ceiling. Inset spotlights. TV point. Radiator.

FIRST FLOOR

Landing
Coved ceiling. Access to loft. Stairs to ground floor. Doors to;

Master Bedroom
3.9 (plus wardrobes) x 3.4 (12'9" (plus wardrobes) x 11'1")
Two double glazed windows to front. Coved ceiling. Built in wardrobes. TV point. Radiator.

Bedroom Two
3.4 x 2.3 (11'1" x 7'6")
Double glazed window to rear. Coved ceiling. Wooden flooring. Radiator.

Bedroom Three
3.4 x 2.1 (11'1" x 6'10")
Double glazed window to rear. Coved ceiling. Radiator.

Family Bathroom
Obscure double glazed window to side. Fitted three piece white suite comprising walk in shower with glass screen and attachments. Low level WC. Vanity wash hand basin with storage below. Inset spotlights. Tiled walls. Tiled flooring. Heated chrome towel rail.

EXTERIOR

Rear garden
Commencing with a decking area with remainder laid to lawn with artificial grass. Access to garage/entertainment area. Timber shed (to remain). Side gate leading to front. Outside lighting.

Garage/ entertainment room
5.3m x4.3m (17'4" x14'1")
Power and light connected. Electric up and over door. Double glazed door to front. White eye and base level units with inset stainless steel sink and drainer. Fitted bar. Air conditioning. Cloakroom (low level WC and a wash hand basin)

Frontage
Concrete driveway providing parking for numerous vehicles remainder laid to lawn. Access by side gate to rear garden. Outside lighting.

Services
Gas- Mains
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Gas Central Heating
Local Authority - Maldon District Council - Tax Band - D

Viewings.
Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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.

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The Property Ombudsman SALES

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