

Paul Mason Associates



West Avenue, Mayland, Essex, CM3 6AF
Offers in excess of £460,000

- Three Bedroom Detached Bungalow
- Spacious Accommodation Throughout
- In and Out Driveway
- Two Single Garages
- Generously Sized Plot
- Refitted Shower Room
- Kitchen/Dining Room and Lounge with Dual Aspect Windows
- Village Location
- NO ONWARD CHAIN
- EPC - TBC

Offered with no onward chain and with probate already granted, this spacious three-bedroom detached bungalow occupies a generous plot within the popular waterside village of Mayland. The property provides excellent potential for further improvement or extension, subject to the necessary planning consent.

The accommodation begins with an entrance porch leading into the hallway, which includes a useful storage cupboard and provides access to both the lounge and kitchen/diner. The generously sized lounge is filled with natural light from dual-aspect windows and features an attractive fireplace. Also enjoying a dual aspect, the bright kitchen/diner offers ample space for dining, a further storage cupboard and direct side access to the rear garden.

Both principal living areas connect to an inner hallway, from which there are doors to three well-proportioned bedrooms, each benefiting from fitted storage, together with a refitted shower room.

Externally, the bungalow is set well back from the road behind an in-and-out driveway, providing ample off-road parking. To the rear is a particularly generous garden offering considerable scope for landscaping and outdoor entertaining, complemented by two single garages. A rarely available opportunity to create a wonderful home in a desirable village setting.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

Location

The village of Mayland is 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.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

1.7m x 0.9m (5'6" x 2'11")

Entrance Hall

2.0m x 1.3m (6'6" x 4'3")

Lounge

5.4m x 4.0m (17'8" x 13'1")

Kitchen/Dining Room

5.3m x 4.1m (17'4" x 13'5")

Inner Hall

2.4m x 2.2m (7'10" x 7'2")

Shower Room

2.2m x 1.7m (7'2" x 5'6")

Bedroom One

3.7m x 3.3m (12'1" x 10'9")

Bedroom Two

3.7m > 2.9m x 3.3m (12'1" > 9'6" x 10'9")

Bedroom Three

2.9m x 2.4m (9'6" x 7'10")

EXTERIOR

Garage 1

Garage 2

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.



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