

Paul Mason Associates



Bramley Way, Mayland, Chelmsford, CM3 6ES  
£2,000

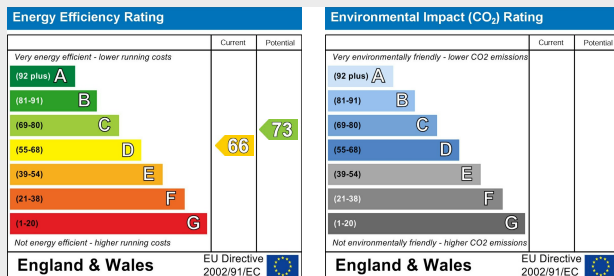
- Three/four bedroom detached home
- Bright living space with two large rear-facing windows
- Utility room and ground floor cloakroom/WC
- Kitchen opening through to lounge/dining room
- Bedroom one with dressing room/bedroom four
- Family bathroom
- Off-road parking to the front
- Nicely sized rear garden with patio and lawn areas
- Solar panels and EV charger
- EPC - D

A spacious three/four bedroom detached home situated in the village of Mayland, offering flexible accommodation, off-road parking and a generously sized rear garden. The property also benefits from solar panels, an EV car charger and a log burner in the lounge.

The property opens into a well-sized entrance hall, with access to a utility room and a ground floor cloakroom/WC. From the hall, there is an opening through to the kitchen, which provides a practical layout with plenty of worktop and storage space, leading through to a bright and sizeable lounge/dining room. This main living area benefits from two large windows overlooking the rear garden, creating a light and airy feel.

To the first floor, the landing provides access to the family bathroom and bedrooms. Bedroom one benefits from an adjoining dressing room, which could alternatively be used as a fourth bedroom, nursery, study or additional storage space.

Externally, the property offers off-road parking to the front, an EV car charger, and a nicely sized rear garden with lawn, patio seating area, mature planting and useful outdoor storage. The home is well suited to families or professional tenants looking for a detached property in a village setting.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

5.1m x 1.3m (16'8" x 4'3")

#### Kitchen

4.6m x 2.5m (15'1" x 8'2")

#### Lounge

6.5m x 3.6m (21'3" x 11'9")

#### Utility Room

4.7m x 2.4m (15'5" x 7'10")

#### Cloakroom/WC

2.2m x 0.8m (7'2" x 2'7")

### FIRST FLOOR

#### Landing

#### Bedroom One

3.7m x 3.6m (12'1" x 11'9")

#### Dressing Room/Bedroom Four

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

#### Bedroom Two

3.7m x 3.0m (12'1" x 9'10")

#### Bedroom Three

2.7m x 2.6m (8'10" x 8'6")

#### Bathroom

2.1m x 1.7m (6'10" x 5'6")

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

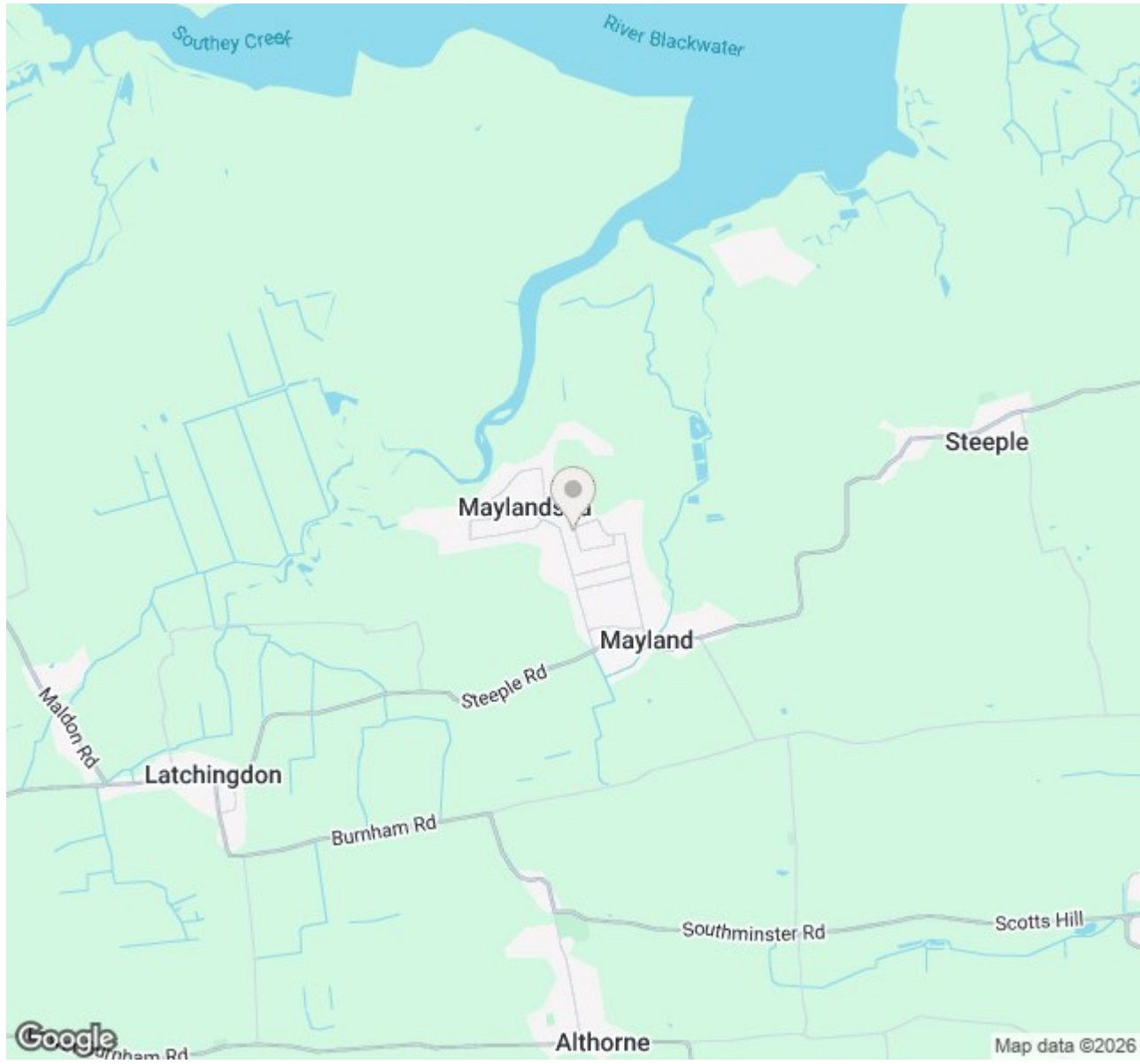
Local Authority - Maldon District Council

## 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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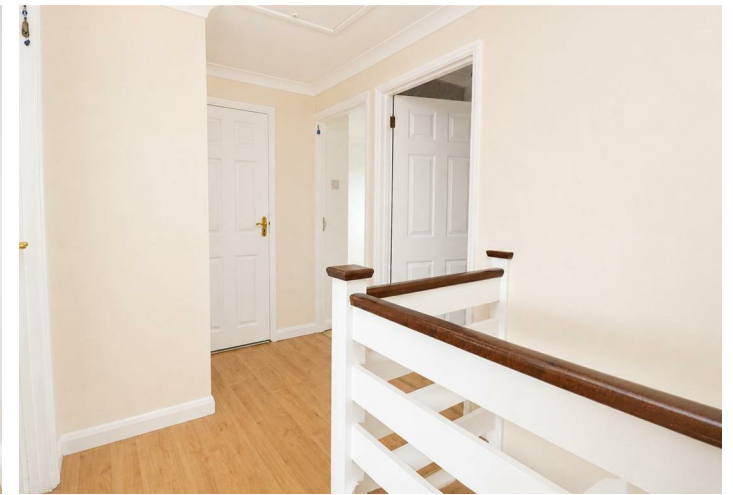
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