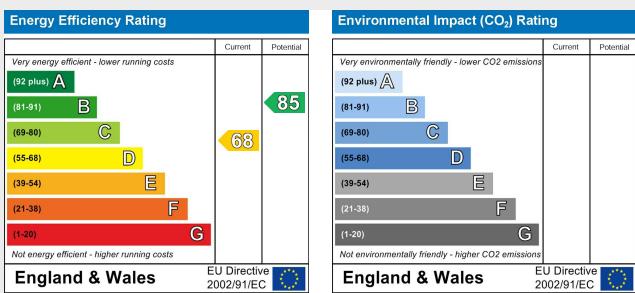


Paul Mason
Associates



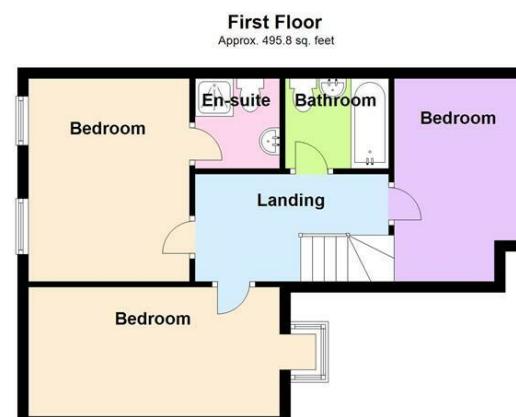
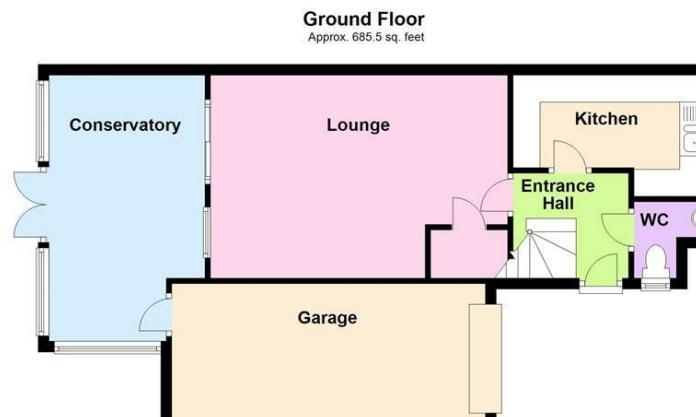
Teal Avenue, Mayland, Essex, CM3 6TU
Offers over £345,000

- Three Double Bedrooms
- En-Suite to Bedroom One
- Integral Garage
- Off-Road Parking
- Village Location
- Conservatory
- Lounge
- Main Bathroom and Ground Floor Cloakroom
- Spacious Accommodation Throughout
- EPC- TBC



Located in the beautiful waterside village of Mayland is this spacious three bedroom semi-detached house with a driveway and garage. Mayland is a village within the Dengie Peninsula, just off the coast of the River Blackwater which provides 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, a doctors and primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation comprises an entrance hall leading to the lounge, kitchen and cloakroom, there is also a large conservatory to the rear on the ground floor. The stairs situated in the entrance hall lead up to a landing with doors to all three double bedrooms and main bathroom; bedroom one also benefits from an en-suite. Externally, the property has a good size rear garden which is mainly laid to lawn with some shrubbery. Viewings come recommended to appreciate the property on offer.



Distances

Maylandsea Primary School - 0.5 miles
Althorne Train Station - 4.1 miles
Maldon High Street - 7.2 miles
London Southend Airport - 21.7 miles

All mileages are approximate

ACCOMMODATION

Entrance Hall

2.2m x 2.2m (7'2" x 7'2")
Entrance door to side. Stairs to first floor. Radiator. Doors to :-

Cloakroom

1.5m x 1.3m (4'11" x 4'3")
Double glazed window to side.
Two piece suite comprising low level WC and wash hand basin.
Wood effect flooring. Radiator.

Kitchen

3.6m x 2.3m (11'9" x 7'6")
Double glazed window to front.
Wooden units fitted to eye and base level with laminate work surfaces. Stainless steel 1 1/2 sink and drainer. Part tiled walls.
Space for cooker, washing machine and fridge-freezer.
Part tiled walls. Wood effect flooring. Radiator.

Lounge

5.5m x 3.8m (18'0" x 12'5")
Double glazed window to rear.
Coved ceiling. Built in storage cupboard. TV point. Radiator.
Sliding doors leading to :-

Conservatory

5.2m x 3.1m (17'0" x 10'2")
Double glazed windows to rear and sides. Double glazed French doors leading to rear garden. Wood effect flooring. Radiator. Door to :-

Integral Garage

5.6m x 2.5m (18'4" x 8'2")
Up and over door to front.
Power and lighting connected.
Wall mounted boiler.

FIRST FLOOR

Landing

3.5m x 2.0m (11'5" x 6'6")
Access to loft hatch. Stairs to ground floor. Airing cupboard housing hot water cylinder.
Doors to :-

Bedroom One

3.7m x 3.0m (12'1" x 9'10")
Two double glazed windows to rear. Radiator. Door to :-

En-Suite

1.8m x 1.4m (5'10" x 4'7")
Three piece suite comprising shower cubicle with

attachments, pedestal wash hand basin and low level WC.
Wood effect flooring. Radiator.

Bedroom Two

5.2m x 2.4m (17'0" x 7'10")
Double glazed window to front.
TV point. Radiator.

Bedroom Three

3.8m x 2.5m (12'5" x 8'2")
Double glazed window to front.
Radiator.

Family Bathroom

2.0m x 1.7m (6'6" x 5'6")
Three piece suite comprising panelled bath with attachments, pedestal wash hand basin and low level WC. Part tiled walls.
Wood effect flooring. Radiator.

Rear Garden

Laid to lawn. Fenced to boundaries. Timber shed to remain. Access to frontage via side gate. Outside lighting.

Frontage

Tarmac driveway providing off road parking for 2 vehicles.
Access to garage. Access to entrance door. Outside tap.
Access to rear garden via side gate. Outside lighting. Hedge to front.

Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

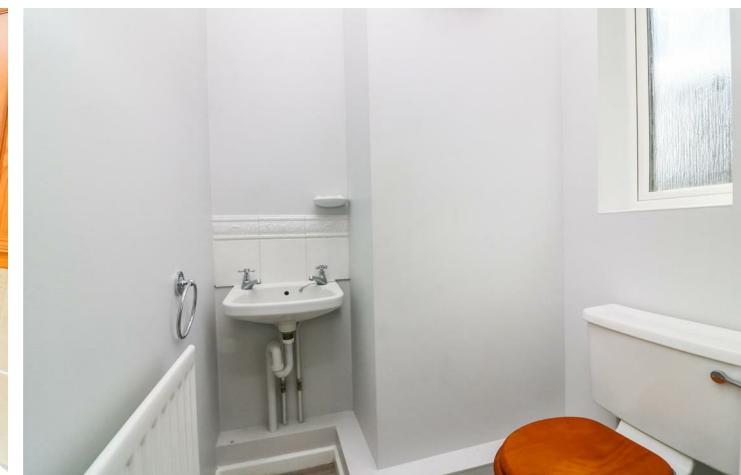
Heating - Mains

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

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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