

Paul Mason Associates



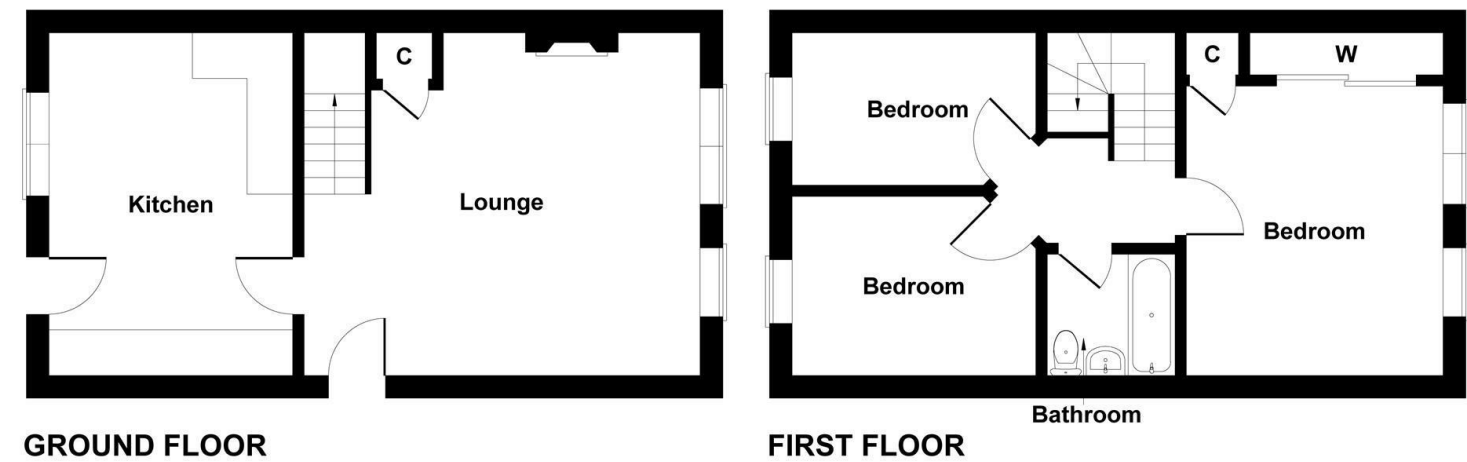
Bramley Way, Mayland, CM3 6ER
Offers in excess of £350,000

- Spacious Accommodation Throughout
- Re-Fitted Kitchen/Dining Room
- Lounge
- Three Bedrooms
- Fitted Family Bathroom
- Village Location
- Secluded Rear Garden
- Off Road Parking
- Garage
- EPC - E

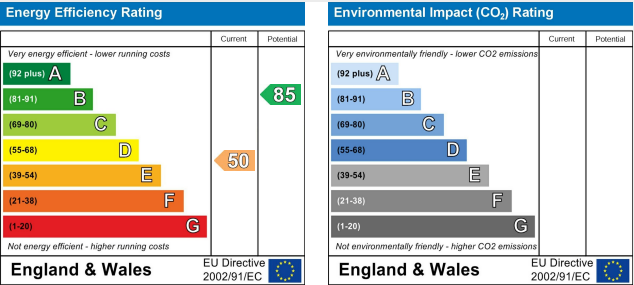
This well presented three bedroom semi detached home is located in the beautiful waterside village of Mayland is this spacious three bedroom semi-detached house with a driveway and garage. Mayland is a village within the Dengie Peninsular, just off the coast of the River Blackwater which provides views 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 includes a master bedroom and two further bedrooms along with a fitted family bathroom to the first floor. On the ground floor there is an entrance hall, lounge and re-fitted kitchen/breakfast room. To the front there is driveway with parking for vehicles leading to a single garage. The remainder is laid to lawn. The rear garden commences a paved patio seating area with the remainder mainly laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Bramley Way, Mayland



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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)

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating

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.

GROUND FLOOR

Lounge

5.2m x 4.4m (17'0" x 14'5")
Entrance door to side. Two
obscure double glazed windows to
front. Coved ceiling. Stairs to first
floor. Storage cupboard. Wood
effect flooring. Radiator.

Kitchen/Breakfast Room

4.5m x 3.2m (14'9" x 10'5")
Double glazed window to side.
Double glazed window to rear.
Modern units fitted to eye and base
level with wood effect work
surfaces. Inset 1 1/2 sink and
drainer. Space for oven, fridge-
freezer and dishwasher. Tile effect
flooring. Radiator. Part glazed door
leading to rear garden.

ACCOMMODATION

Landing

Coved ceiling. Access to loft space
via hatch. Stairs to ground floor.
Doors to :-

Master Bedroom

3.8m x 3.4m (12'5" x 11'1")
Two double glazed windows to
front. Coved ceiling. Built in
wardrobes Storage cupboard.
Radiator.

Bedroom Two

3.2m x 2.0m (10'5" x 6'6")
Double glazed window to rear.
Coved ceiling. Radiator.

Bedroom Three

3.2m x 2.3m (10'5" x 7'6")
Double glazed window to rear.
Coved ceiling. Radiator.

Bathroom

Obscure double glazed window to
side. Three piece suite comprising
panelled bath with attachments, low
level WC and pedestal wash hand
basin. Fully tiled walls and flooring.
Heated chrome towel rail.

EXTERIOR

Rear Garden

Commencing paved patio seating
area with the remainder laid to
lawn. Fenced to boundaries. Side
gate providing access to frontage.
Outside lighting.

Frontage

Driveway parking for numerous
vehicles with the remainder laid to
lawn. Access to garage. Side gate
proving access to rear garden.
Outside lighting.

Property Services

Gas -
Electric - Mains
Water - Mains
Drainage - Mains
Heating -
Local Authority -

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