

Paul Mason Associates



Wembley Avenue, Mayland, Essex, CM3 6AY

Price £375,000

- Three Double Bedrooms
- Spacious Accommodation Throughout
- Extended Bungalow
- Open Plan Lounge/Kitchen/Diner
- Re-Fitted Kitchen
- Family Bathroom & En-Suite
- Village Location
- Secluded Rear Garden
- Off Road Parking
- EPC - C

This well presented extended three bedroom semi detached bungalow is located in a non-estate position in Mayland. The property is located within Mayland, 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, 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 comprises an entrance hall leading to an open plan lounge/kitchen/dining room, bedroom one with an en-suite, and two further double bedroom with a fitted family bathroom. Externally the property is set back from the road with a well maintained secluded rear garden commencing with a sand stone patio area and the remainder laid to lawn. To the front of the property, there is a driveway providing off-road parking for numerous vehicles with remainder laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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



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Plan produced using PlanUp.

Distances

Maldon Town Centre - 8.2 miles

Mayland Primary School - 0.3 miles

Althorne Railway Station - 4.2 miles

Chelmsford City Centre - 16.2 miles

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance hall

Double glazed door to front. Inset Spotlights. Access to loft. Wood effect flooring. Radiator. Doors to :-

Open Plan Kitchen/Lounge/Diner

6.3m x 5.1m (20'8" x 16'8")
Double glazed window to rear and double glazed French doors leading to rear garden. Modern units fitted to eye and base level with stone effect work surfaces with matching up stands. Matching modern breakfast bar with stone effect work surfaces. Inset sink. Space for rangemaster style oven, washing machine, tumble dryer and American fridge-freezer. Coved ceiling. Inset spotlights. Feature multi fuel burner. Wood effect flooring. Radiator.

Bedroom One

4.3m x 3.3m (14'1" x 10'9")
Double glazed window to front.
Coved ceiling. Radiator. Door to :-

En-suite

Three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls and flooring. Heated towel rail.

Bedroom Two

4.4m x 2m (14'5" x 6'6")
Double glazed window to rear.
Velux window to rear. Inset spotlights. Built in wardrobes. Radiator.

Bedroom Three

2.9m x 2.8m (9'6" x 9'2")
Double glazed window to front.
Coved ceiling. Radiator.

Family Bathroom

Three piece white suite comprising panelled bath with shower attachments, low level WC and pedestal wash hand basin. Inset spotlights. Fully tiled walls and tiled flooring. Heated towel rail.

EXTERIOR

Rear Garden

Commencing with a sandstone patio seating area with the remainder laid to lawn. Large summer house with power and light

connect. Fenced to boundaries. Outside lighting. Outside cold tap.

Frontage

Block paved driveway providing off street parking, remainder laid to lawn to the front with fenced boundary. Various flowers and shrubs. Outside cold tap. Outside lighting.

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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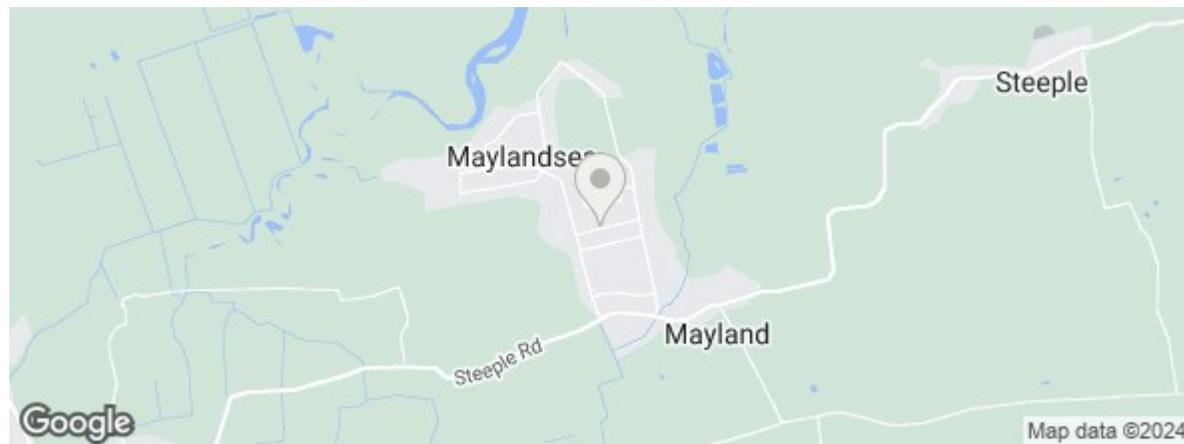
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