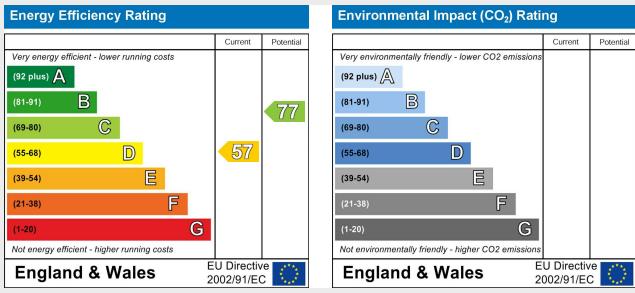




Hillcrest, Mayland, CM3 6AZ  
Guide price £350,000

- Two Double Bedrooms
- Corner Plot
- Orangery
- Lounge
- Re-Fitted Bathroom
- No Onward Chain
- South Facing Rear Garden
- Off Road Parking
- Village Location
- EPC - TBC



Corner Plot..... This well presented two bedroom semi detached bungalow is located in a non-estate position in Mayland. The village boasts an outstanding primary school, doctors and is within walking distance of the popular Mayland Marina, shops, restaurants and is in close proximity to pleasant Riverside walks. The accommodation includes a master bedroom, plus a further double bedroom, a re-fitted bathroom, lounge, fitted kitchen and a conservatory. Externally the property is set back from the road with a very well maintained South Facing Rear Garden. To the front there is a block paved drive-way providing off-road parking for numerous vehicles. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

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

#### Kitchen

4.8m x 2.4m (15'8" x 7'10")  
Double glazed entrance door to front. Wooden units fitted to eye and base level with laminate work surface and inset stainless steel sink with drainer and tiled splashbacks. Four ring hob. Electric oven. Space for fridge, freezer, dishwasher, washing machine and dryer. Coved ceiling. TV point. Recently fitted wall mounted gas fired boiler. Wood effect flooring. Double doors leading to :-

#### Lounge

5.2m x 3.6m (17'0" x 11'9")  
Double glazed window to front. Coved ceiling. Feature electric fireplace. TV point. Radiator.

#### Orangery

3.4m x 2.6m (11'1" x 8'6")  
Double glazed windows to front, side and rear. Patio doors leading to rear garden. Radiator. Wood effect flooring.

#### Inner Hallway

2.0m x 1.6m (6'6" x 5'2")  
Coved ceiling. Access to loft via hatch. Doors to :-

#### Bedroom One

4.3m x 3.0m (14'1" x 9'10")  
Double glazed window to rear. Coved ceiling. Built in wardrobes. TV point. Radiator.

#### Bedroom Two

2.9m x 2.7m (9'6" x 8'10")  
Double glazed window to rear. Coved ceiling. Radiator.

#### Bathroom

2.3m x 2.0m (7'6" x 6'6")  
Obscure double glazed window to side. Newly fitted three piece suit comprising shower cubicle with attachments, concealed WC and vanity wash hand basin with storage below. Part tiled walls. Tile effect flooring. Heated chrome towel rail.

#### Exterior

#### South Facing Rear Garden

Immaculately presented south facing rear garden.

Commencing a raised decked seating area with the remainder laid to lawn with various flower, tree and shrub borders. Side gate proving access to frontage. Water tap. Metal storage shed.

#### Frontage

Partially block paved driveway providing off road parking for numerous vehicles with the remainder laid to lawn with tree, flower and shrub borders. Outside lighting. Access to rear garden via side gate. Access to entrance door.

#### Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating  
Local Authority - Maldon District Council - C

#### 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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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