

Paul Mason Associates



Orchard Drive, Mayland, CM3 6EP
£450,000

- Four Bedroom Detached House
- En-Suite to Bedroom One
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Large Block Paved Driveway
- Integral Garage
- Utility Room
- Ground Floor WC and First Floor Bathroom
- Landscaped Rear Garden
- EPC - D

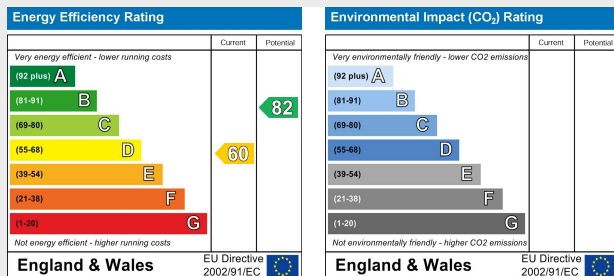
A well-presented four bedroom detached family home, ideally situated in a sought-after waterside village location, enjoying pleasant countryside surroundings and scenic riverside walks.

The property offers spacious and versatile accommodation throughout, including a modern kitchen/breakfast room, cloakroom/WC, and a separate utility room with side access leading to the rear garden. The lounge/dining room provides an excellent family and entertaining space, with an archway subtly dividing the two areas, while the lounge itself is enhanced by a striking entertainment wall. There is also access to the integral garage directly from the entrance hall.

To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property continues to impress with a landscaped rear garden that is established and well maintained, featuring a paved patio and a raised decked seating area, ideal for relaxing or entertaining. To the front, a large block paved driveway provides off road parking for numerous vehicles.

Overall, this is an excellent family home in an attractive village setting, combining generous living space with well-kept outdoor areas and convenient access to local walks and amenities.



ACCOMMODATION

GROUND FLOOR

Porch

Entrance Hall

Kitchen/Breakfast Room

4.6m x 2.6m (15'1" x 8'6")

Lounge/Dining Room

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

Cloakroom/WC

Utility Room

2.4m x 1.5m (7'10" x 4'11")

FIRST FLOOR

Landing

Bedroom One

4.0m x 3.5m (13'1" x 11'5")

En-Suite

Bedroom Two

3.6m x 3.6m (11'9" x 11'9")

Bedroom Three

3.5m x 2.4m (11'5" x 7'10")

Bedroom Four

3.0m x 2.8m (9'10" x 9'2")

Family Bathroom

EXTERIOR

Integral Garage

5.0m x 3.6m (16'4" x 11'9")

Rear Garden

Frontage

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

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



1ST FLOOR





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

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





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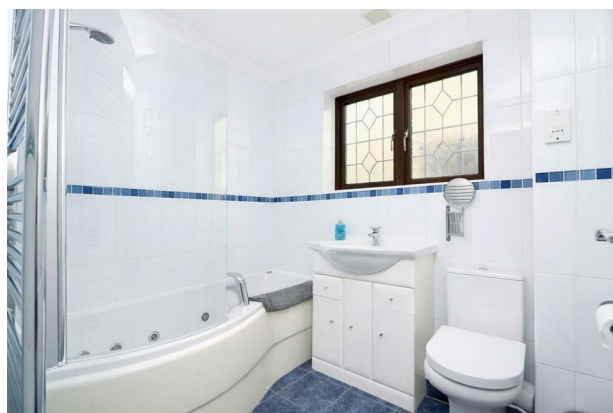
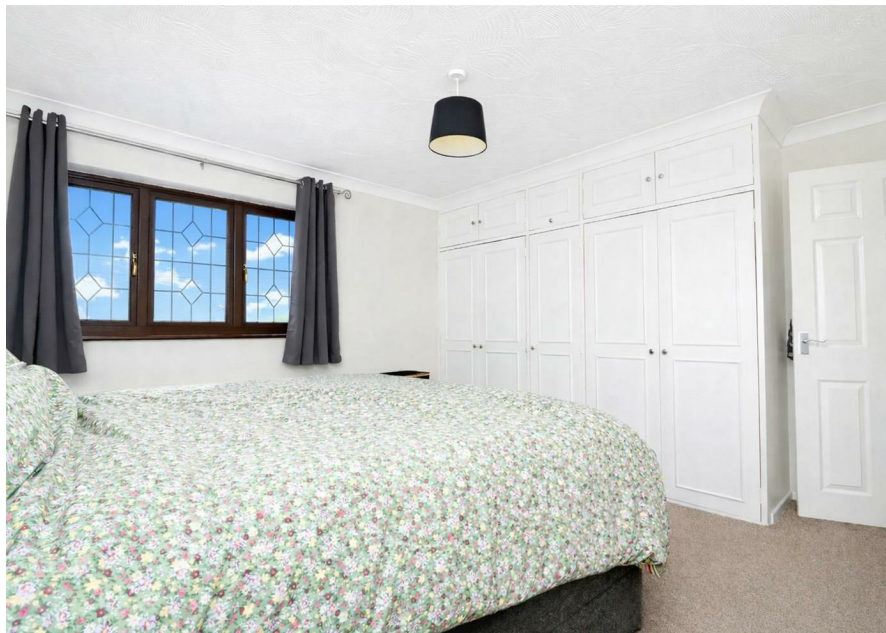
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