

# Paul Mason Associates

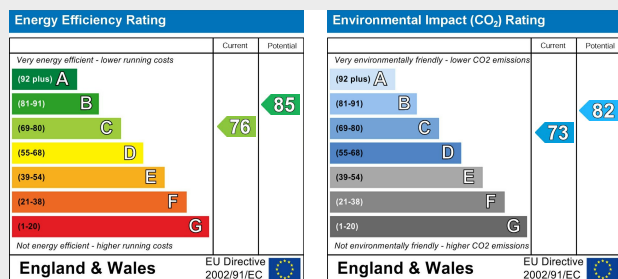


West Avenue, Mayland, Essex, CM3 6AE  
Guide price £550,000

- Four Double Bedrooms
- Welcoming Entrance Hall
- Two En-Suites
- Kitchen/Dining Room
- Lounge With Feature Fireplace, Study and Playroom
- Ground Floor Cloakroom
- Integral Garage
- Block Paved Driveway to Front
- Waterside Village Location
- EPC - C

This incredibly well presented four double bedroom family home is located in the waterside village of Mayland, Essex. The accommodation commences with a large, welcoming entrance hall which provides access to the three reception rooms which are currently being used as a study, playroom and lounge. The lounge boasts a feature fireplace, French doors opening to the rear garden and a feature window though to the hallway adding charm to the property. The ground floor accommodation also benefits from access through the the integral garage and and opening to the kitchen/dining room with units fitted to eye and base level, plenty of work surface space and an island/breakfast bar. There is also an external door to the side providing access to the rear garden. As you head upstairs you are greeted by a spacious landing which benefits from two storage cupboards and provides access to the family bathroom and all four bedrooms with bedrooms one and two both benefitting from an en-suite shower room.

Externally the property is sat back from the road with a block paved driveway providing off-road parking for numerous vehicles. There is side access to the rear garden which begins with a decked seating area incorporating a pergola seating area, inset hot tub and a timber outbuilding. The remainder is mostly laid to lawn with an inset trampoline, and raised flower beds. Viewing comes highly recommended to appreciate the property on offer.



## Location

The village of Mayland is part of the Dengie Peninsular which is just off the coast of the River Blackwater providing 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.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen/Dining Room

8.02m x 2.50m (26'3" x 8'2" )

#### Dining Room/Playroom

3.38m x 3.32m (11'1" x 10'10")

#### Lounge

5.84m x 3.46m (19'1" x 11'4")

#### Study

2.18m x 1.85m (7'1" x 6'0" )

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Bedroom One

4.54m x 3.22m (14'10" x 10'6")

#### En-suite

#### Bedroom Two

4.56m x 2.81m (14'11" x 9'2" )

#### En-suite

#### Bedroom Three

4.57m x 2.82m (14'11" x 9'3")

#### Bedroom Four

3.39m x 3.30m (11'1" x 10'9")

#### Bathroom

### EXTERIOR

#### Front Garden

#### Garage

4.64m x 2.38m (15'2" x 7'9")

#### South Facing Rear Garden

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

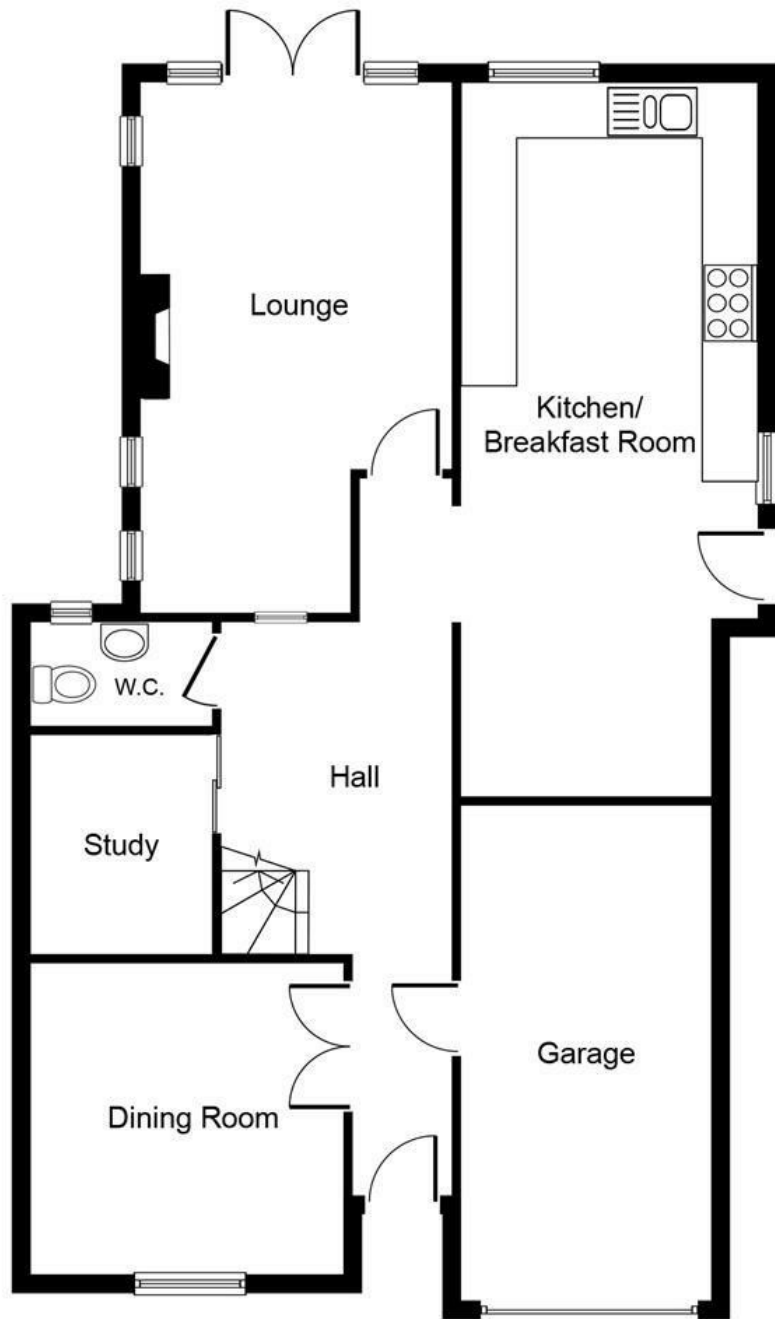
Local Authority - Maldon District Council

## Viewings

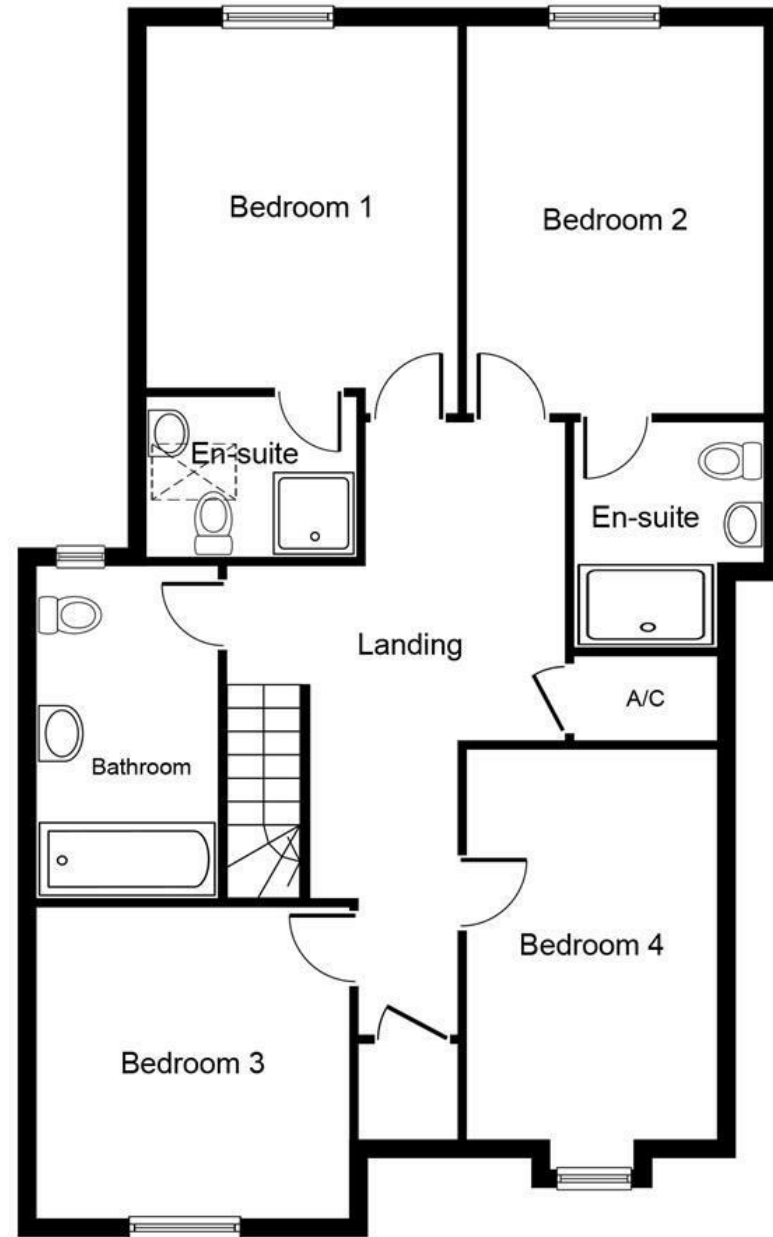
Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

## Important Notices

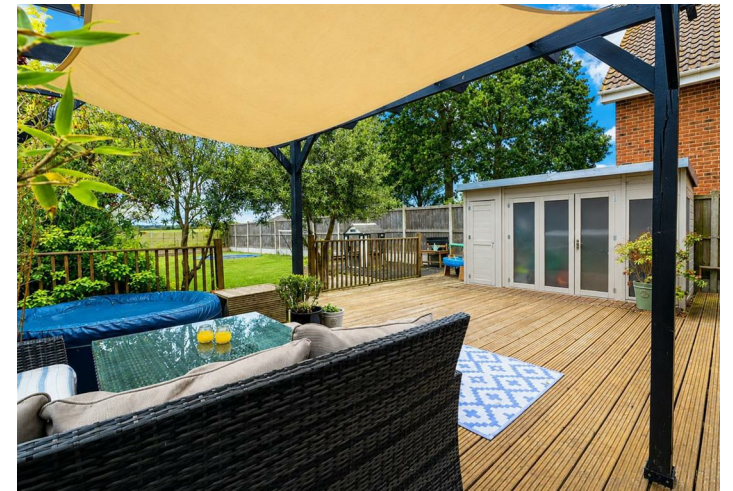
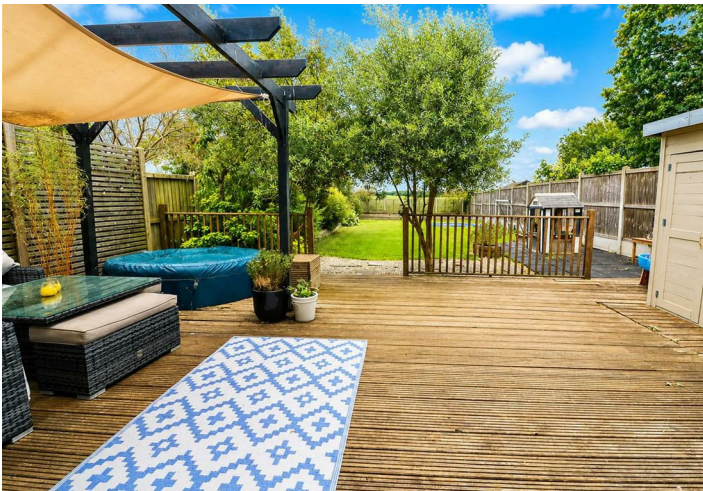
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



**Ground Floor**



**First Floor**



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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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