

Paul Mason Associates



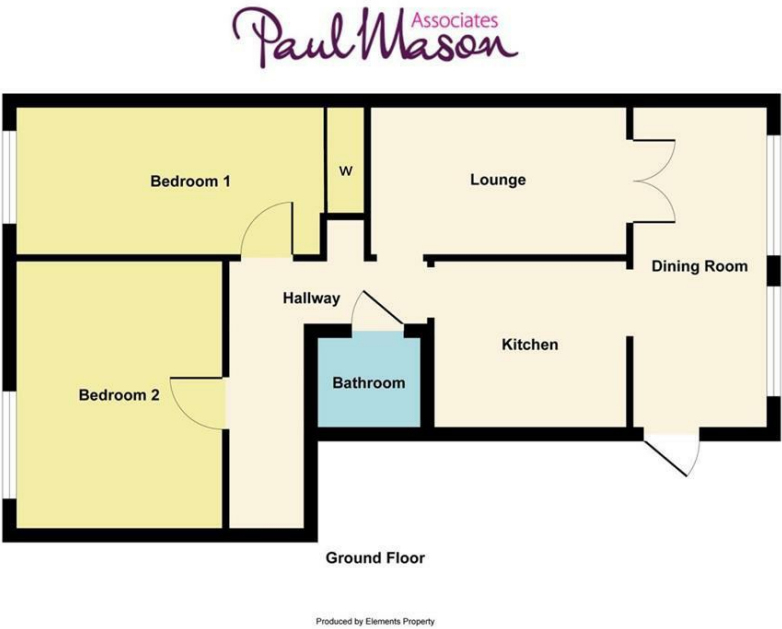
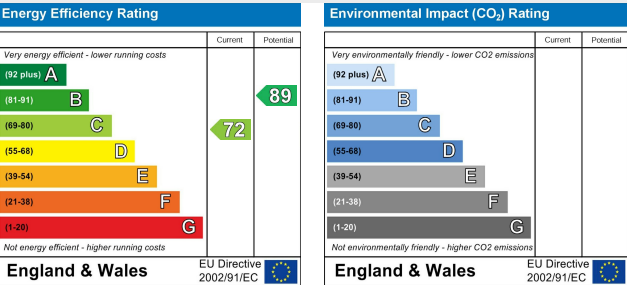
Wembley Avenue, Mayland, Essex, CM3 6AY
£350,000

- Village Location
- Spacious Accommodation Throughout
- Re-Fitted Kitchen
- Lounge
- Two Double Bedrooms
- Re-Fitted Family Bathroom
- Low Maintenance Rear Garden
- Off Road Parking
- Single Garage
- EPC-C

No Onward Chain.....This well presented two bedroom semi-detached bungalow is located in the popular waterside village of Mayland. The village 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.

The accommodation commences an entrance hall with doors to the two double bedrooms, modern three piece bathroom suite, living room, fitted kitchen and the benefit of a dining room which is accessible via both the kitchen and lounge.

Externally, the property is set back from the road with a drive-way providing off road parking for numerous vehicles, the property boasts a single garage and to the rear is a garden which is mostly laid to lawn with a paved patio seating area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



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 side.
Solid wooden flooring. Larder cupboard. Storage Cupboard.
Radiator. Doors to :-

Kitchen

2.9m x 2.8m (9'6" x 9'2")
Fitted units to eye and base level with wood effect surfaces. Inset sink with drainer. Tiled splashbacks. Four ring gas hob with extractor hob. Double electric Oven. Integrated fridge freezer, dishwasher and washing machine. Wood effect flooring. Radiator. Opening to :-

Dining Room

5.6m x 2.2m (18'4" x 7'2")
Double glazed window to rear.
Double glazed patio doors leading to rear garden. TV point.
Wood effect flooring. Radiator.

Lounge

4m x 3.9m (13'1" x 12'9")
Double glazed french floors to rear. TV point. Radiator.

Bedroom one

4.4m x 3.3m (14'5" x 10'9")
Double glazed window to front.
TV point. Built in wardrobes.
Radiator.

Bedroom two

3m x 2.8m (9'10" x 9'2")
Double glazed window to front.
Solid wooden flooring. Radiator.

Family Bathroom

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

EXTERIOR

Rear Garden

Low maintenance rear garden with patio to the front. Reminder laid to lawn. Outsidetap. Outside lighting. Access to single garage.

Frontage

Driveway providing off road parking for numerous vehicles. Access to single garage to side. Tree and shrubbery to front.

Garage

Power and light connected. Up and over door. Side door leading to rear garden.

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 www.paulmasonassociates.co.uk

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





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

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

