

Paul Mason Associates



Bramley Way, Mayland, CM3 6ES  
Guide price £325,000

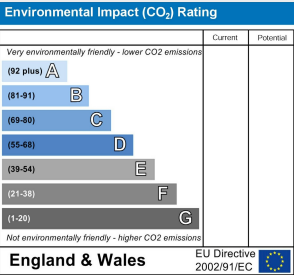
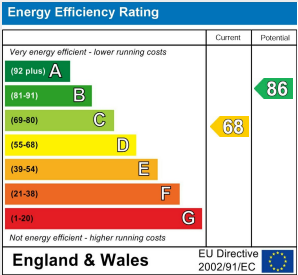


- Well Presented
- Family Home
- Re-Fitted Kitchen/Dining Room
- Sizeable Lounge
- Three Bedrooms
- Fitted Bathroom
- Riverside Village Location
- Secluded Rear Garden
- Driveway Parking
- EPC - D

**\*\*GUIDE PRICE £325,000 - £350,000\*\*** .....**NO ONWARD CHAIN** - This very well presented three bedroom house is located in the riverside village of Mayland which is part of the Dengie Peninsular situated 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 property boasts a generous driveway to the front, sitting the property back from the road and providing off road parking for numerous vehicles. Internally, the property conveniently commences with an entrance porch with an open archway into the well sized lounge. The modern kitchen benefits from built in appliances, a breakfast bar, dining area and French doors opening to the rear garden. To the first floor, the landing provides access to the bathroom and three bedrooms with bedroom one measuring 11'5" x 11'9".

Externally, to the rear of the property is a low maintenance rear garden which consists of a decked seating area, decorative stone area, paved patio to the side with a side gate to the frontage and the remainder laid with artificial grass. Viewing comes highly recommended to appreciate the property on offer.



## Distances

## Accommodation

### Ground Floor

#### Entrance Hall

2.0m x 1.5m (6'6" x 4'11")

#### Lounge

5.2m x 4.5m (17'0" x 14'9")

#### Kitchen/Breakfast Room

4.5m x 4.5m (14'9" x 14'9")

### First Floor

#### Landing

#### Bedroom One

3.5m x 3.6m (11'5" x 11'9")

#### Bedroom Two

3.2m x 2.3m (10'5" x 7'6")

#### Bedroom Three

3.5m x 2.1m (11'5" x 6'10")

#### Family Bathroom

2.0m x 1.5m (6'6" x 4'11")

### Exterior

#### Rear Garden

#### Frontage

### Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating via

Combi-Boiler

Local Authority - Maldon

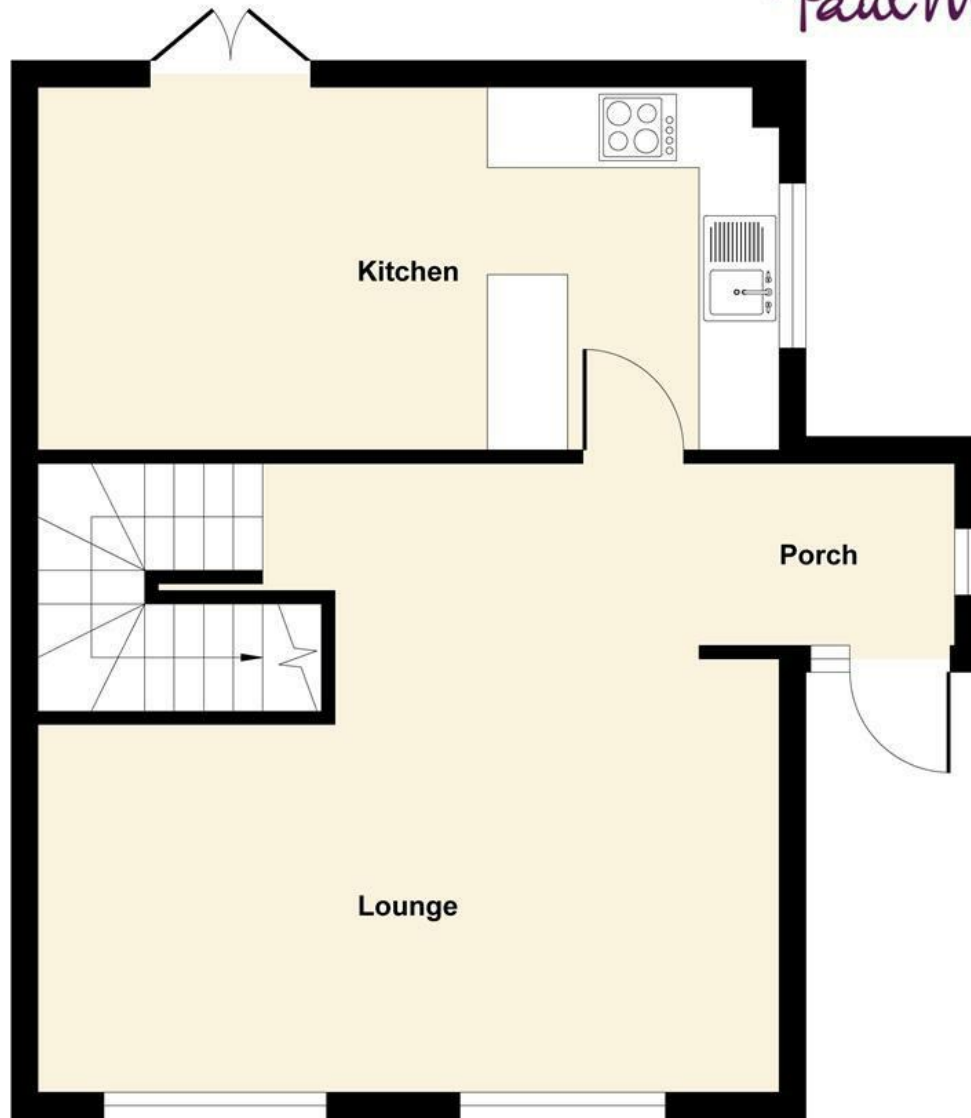
### Viewings.

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

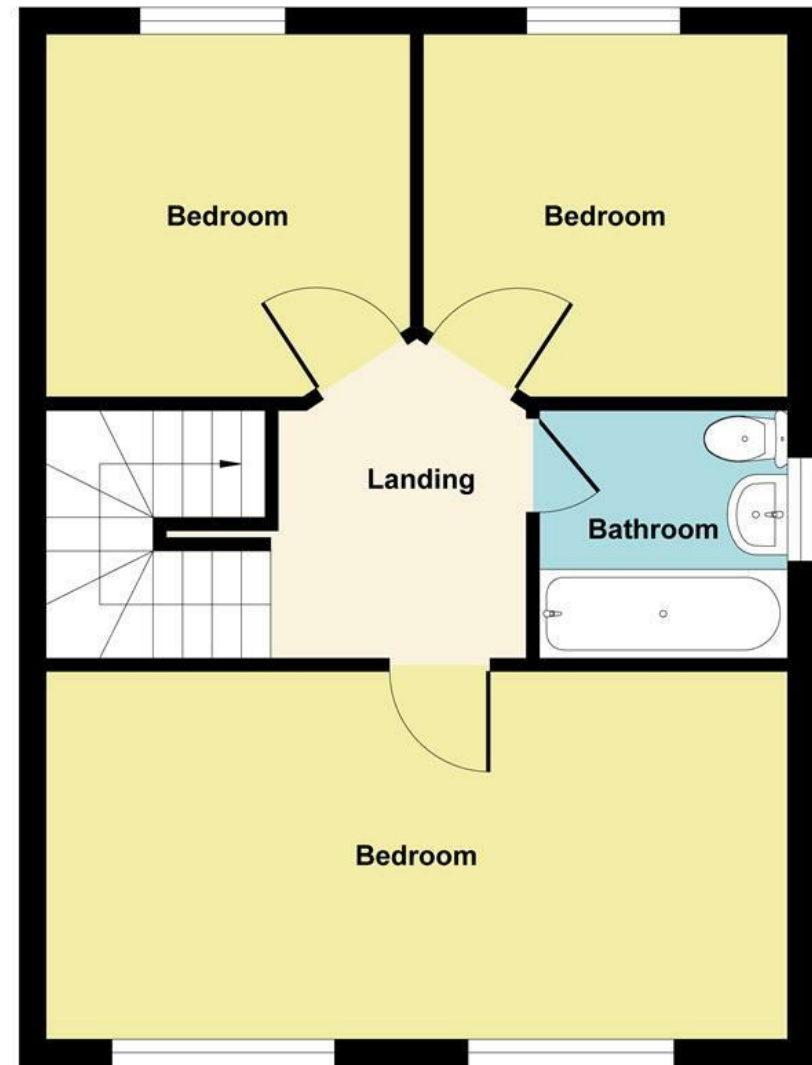
### Important Notices.

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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