

Paul Mason Associates



Teal Avenue, Mayland, Essex, CM3 6TU
Offers in excess of £450,000

- NO ONWARD CHAIN
- Driveway Parking
- Garage
- Utility Room
- Two Reception Rooms
- Four Bedrooms
- En-Suite to Bedroom One
- Well Maintained Rear Garden
- Waterside Village Location
- EPC - D

This well-presented four-bedroom detached home is situated within the popular waterside village of Mayland, offering spacious and versatile accommodation ideal for family living and being offered for sale with NO ONWARD CHAIN.

The property is entered via a welcoming entrance hall, with stairs rising to the first floor and doors leading to a ground-floor cloakroom and two generous reception rooms. The sizeable lounge enjoys a feature bay window to the front, together with French doors opening directly onto the rear garden. Across the hallway, the separate dining room also benefits from an attractive front-facing bay window.

Positioned at the rear of the property is a beautifully presented kitchen/breakfast room, fitted with an extensive range of modern eye and base-level units, complemented by integrated appliances and ample space for informal dining. An adjoining utility room provides additional storage and laundry facilities, as well as convenient external access to the garden.

To the first floor, the landing leads to four well-proportioned bedrooms, all of which benefit from fitted wardrobes. The principal bedroom is further enhanced by its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the property boasts a good-sized, thoughtfully landscaped rear garden. A paved patio with an attractive curved edge provides an ideal space for outdoor seating and entertaining, with the remainder predominantly laid to lawn and bordered by an assortment of established flowers and shrubs. A timber storage shed is included, while a pedestrian door provides access to the garage.

To the front, a generous driveway offers off-road parking for up to three vehicles and leads to the garage, which is accessed via an up-and-over door.

Location

The village of Mayland, 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

4.5m x 1.1m (14'9" x 3'7")

Cloakroom

1.5m x 0.8m (4'11" x 2'7")

Lounge

7.2m x 3.2m (23'7" x 10'5")

Dining Room

3.3m x 2.8m (10'9" x 9'2")

Kitchen/Breakfast Room

5.9m x 2.8m (19'4" x 9'2")

Utility Room

2.0m x 1.8m (6'6" x 5'10")

FIRST FLOOR

Landing

Bedroom One

3.6m x 3.3m (11'9" x 10'9")

En-Suite

2.0m x 1.7m (6'6" x 5'6")

Bedroom Two

3.6m > 2.6m x 2.9m (11'9" > 8'6" x 9'6")

Bedroom Three

2.9m x 2.8m (9'6" x 9'2")

Bedroom Four

3.2m x 2.2m (10'5" x 7'2")

EXTERIOR

Garage

Frontage/Driveway

Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

Viewings

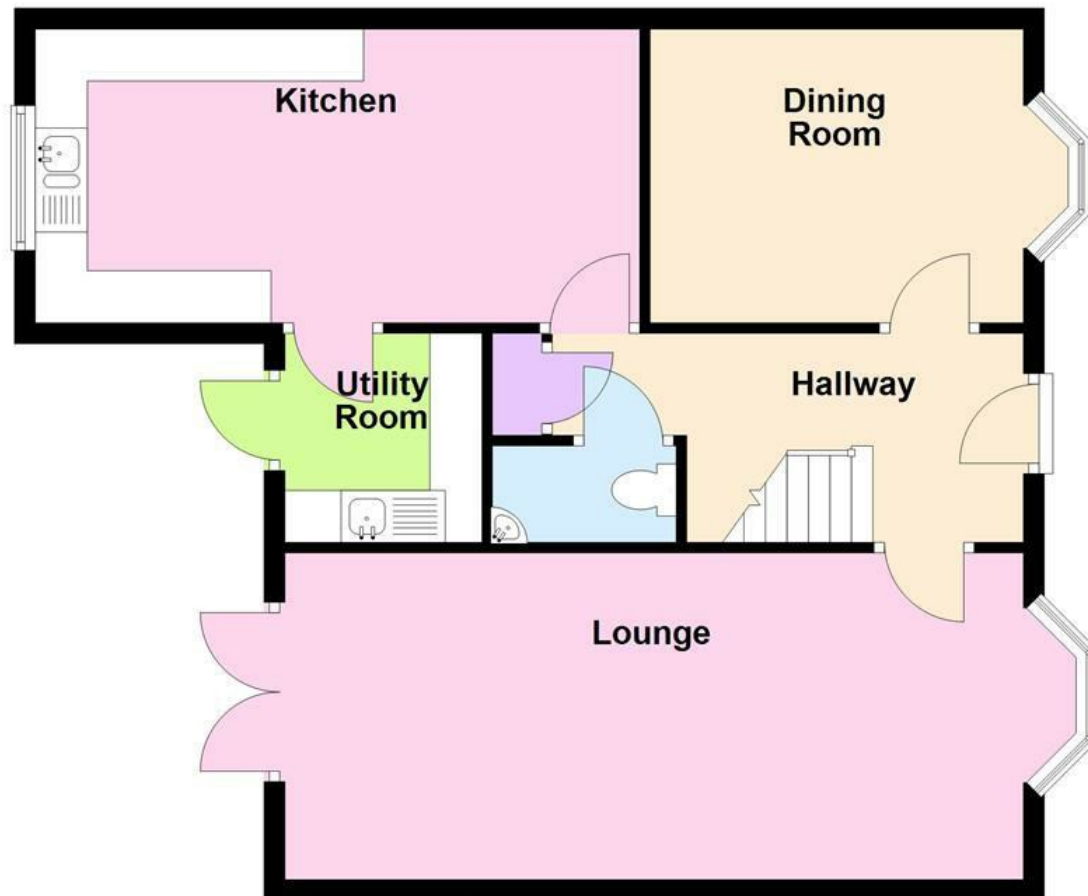
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective tenants 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Ground Floor



First Floor





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





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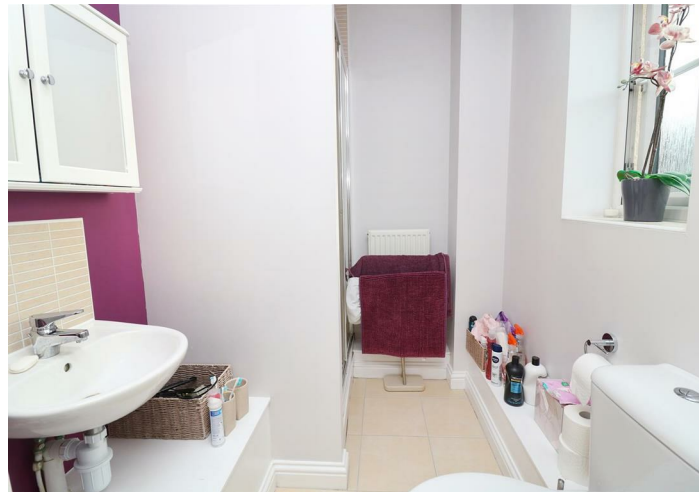
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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