



Paul Mason Associates

West Avenue, Mayland, CM3 6AE  
Offers in excess of £550,000

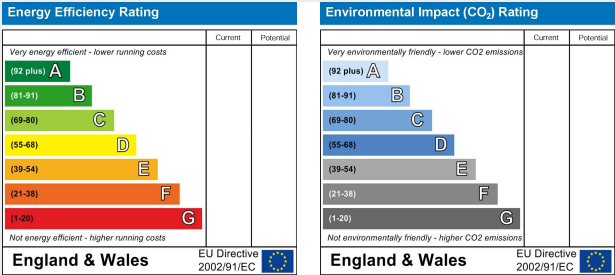


- Four Double Bedrooms
- Three Reception Rooms
- Garage and Driveway Parking
- Outbuilding with Power and Lighting
- Two En-Suites
- Spacious Accommodation
- Landscaped Rear Garden
- Well Presented Throughout
- Waterside Village Location
- EPC - TBC

This beautifully presented four bedroom semi-detached family home 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 with a large welcoming entrance hall with stairs to the first floor and doors to the three reception rooms which includes a study, lounge and French doors opening to the rear garden and a dining room. The ground floor also consists of a modern kitchen/dining room with inset spotlights a ground floor cloakroom. The garage can also conveniently be accessed from the hallway. To the first floor there is a sizeable landing providing access to the family bathroom and four double bedrooms with bedroom one and two boasting en-suite shower rooms.

Externally the property is set back from the road with a block paved driveway providing off-road parking for numerous vehicles. There is access to the rear garden via the side gate. The garden has been landscaped comprising a paved patio seating area, shingle pathway to the rear of the garden, a further shingle seating area to the front of the outbuilding which has power and lighting connected, a fitted bar and feature electric fireplace, the garden also has a flower bed to the side with a variety of flowers, trees and shrubs, the remainder is laid to lawn. Viewing comes highly recommended to appreciate the property on offer.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Lounge

5.84m x x 3.45m > 2.36m (19'1" x x 11'3" > 7'8")

#### Study

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

#### Dining Room/Sitting Room

3.38m x 3.30m (11'1" x 10'9")

#### Kitchen/Dining Room

8.08m x 2.49m (26'6" x 8'2")

### FIRST FLOOR

#### Landing

#### Bedroom One

4.44m x 3.20m (14'6" x 10'5")

#### En-Suite

#### Bedroom Two

4.44m x 2.79m (14'6" x 9'1")

#### En-Suite

#### Bedroom Three

3.40m x 3.33m (11'1" x 10'11")

#### Bedroom Four

4.27m x 2.79m (14'0" x 9'1")

#### Family Bathroom

## EXTERIOR

### Outbuilding/Bar

#### Garage

4.78m x 2.34m (15'8" x 7'8")

#### Rear Garden

### Frontage/Driveway

### 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 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.







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