

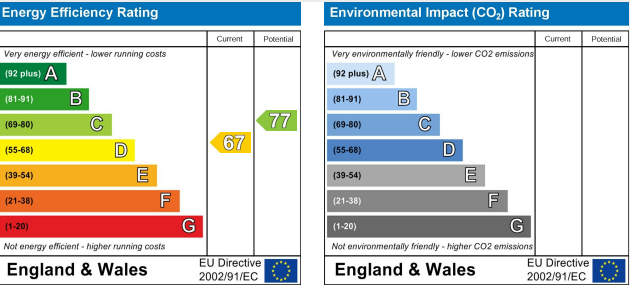
Paul Mason Associates



Wembley Avenue, Mayland, Essex, CM3 6AY

Guide price £500,000

- No onward chain
- South facing plot measuring approx 160' x 60'
- Scope to extend, subject to any required planning consent
- Two first floor double bedrooms and further ground floor double bedroom
- First floor bathroom and ground floor shower room
- 25'2" x 15'1" > 12'5" lounge and separate dining room
- Fitted kitchen
- Detached garage and ample off street parking
- Highly sought after location
- EPC - D

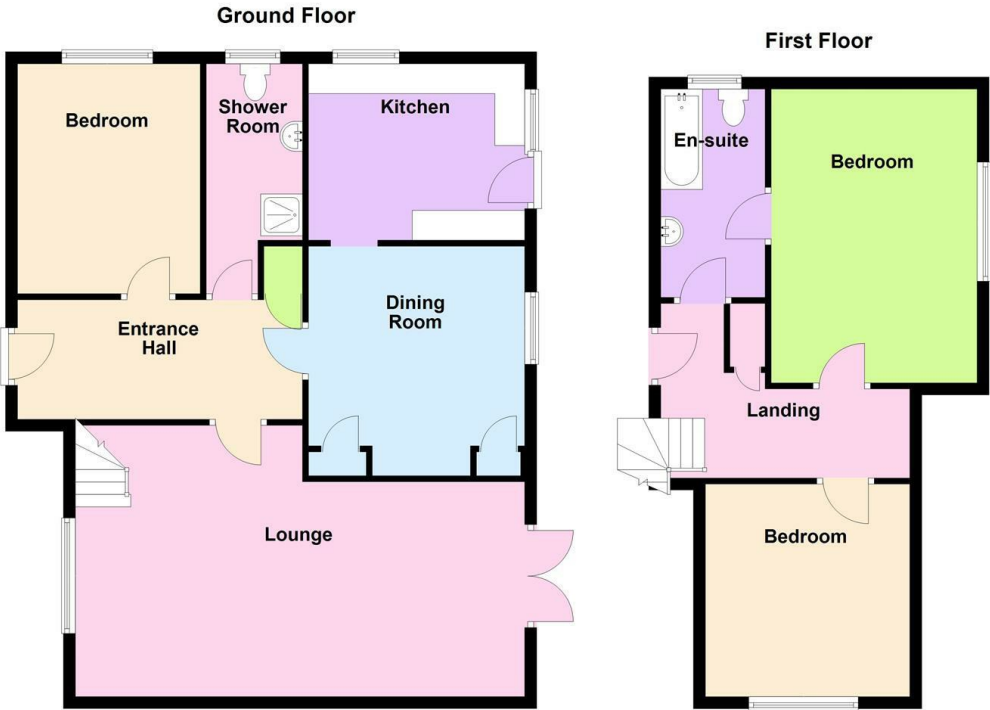


Situated in a sought after location is this deceptively spacious detached family home, boasting a generous secluded South facing plot measuring approx 160' x 60'. The property is offered for sale with the benefit of NO ONWARD CHAIN and also offers ample scope to extend and improve, subject to any required planning consent.

The spacious accommodation comprises a spacious first floor master bedroom with Jack and Jill ensuite bathroom, further double first floor and ground floor bedrooms, ground floor shower shower room, 25'2" x 15'1" > 12'5" lounge, separate dining room and fitted kitchen.

To the outside the property boasts a wonderful secluded south facing rear garden, large block paved driveway providing ample off street parking, detached garage with power and light connected and useful workshop.

This well presented detached family home is located in the popular waterside village of Mayland which is part of the Dengie Peninsular, 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

3.98m x 1.61m (13'0" x 5'3")

Bedroom Three

3.90m x 3.11m (12'9" x 10'2")

Shower Room

4.03m x 1.61m (13'2" x 5'3")

Lounge

7.69m x 4.60m > 3.79m (25'2" x 15'1" > 12'5")

Dining Room

3.60m x 2.94m (11'9" x 9'7")

Kitchen

3.68m x 2.88m (12'0" x 9'5")

FIRST FLOOR

Bedroom One

4.98m x 3.39m (16'4" x 11'1")

Jack and Jill Ensuite Bathroom

Bedroom Two

3.65m x 3.56m (11'11" x 11'8")

Landing

EXTERIOR

South Facing Rear Garden - Approx 100' x 60'

Large Block Paved Driveway

Detached Garage

Workshop

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Combi Boiler

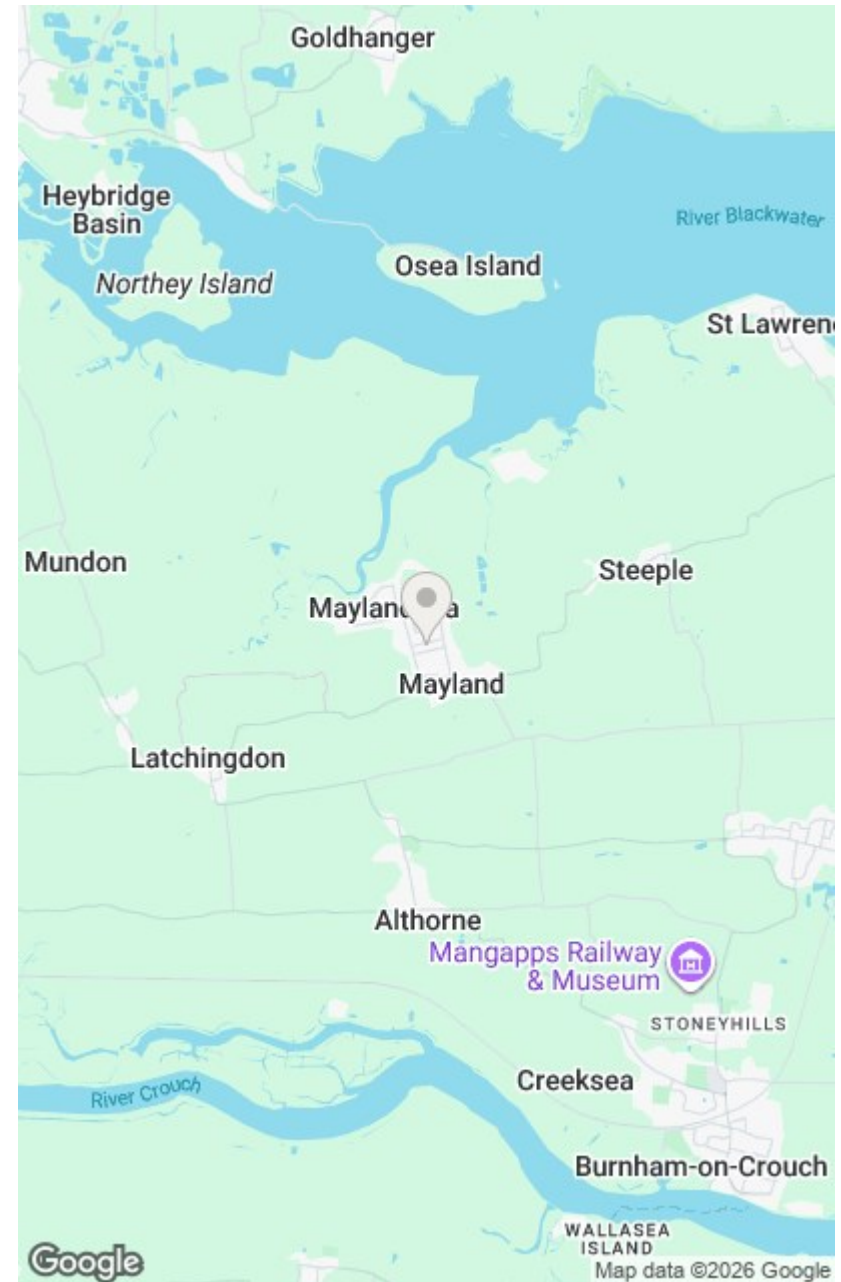
Local Authority - Maldon

Viewings

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





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