

Paul Mason Associates



West Avenue, Mayland, Essex, CM3 6AF
Guide price £475,000

- No Onward Chain
- Generous Rear Garden
- Block Paved Driveway & Garage
- Three/Four Bedrooms
- Detached House
- En-Suite to Bedroom One
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Waterside Village Location
- EPC - C

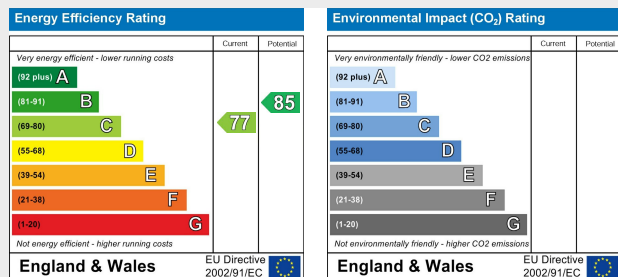
No Onward Chain.....This well presented and attractive three/four bedroom property is located on the sought after West Avenue in the waterside village of Mayland.

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 property commences a block paved driveway providing off road parking for numerous vehicles to the front with a white picket fence and decorative flower beds. The accommodation begins with a spacious entrance hall with doors to the lounge which benefits from French doors opening to the rear garden, the kitchen/breakfast room with dining space, a separate dining room/bedroom four, access to the integral garage and the ground floor cloakroom. To the first floor, the landing provides access to the three double bedrooms and family bathroom, with bedroom one benefitting from an en-suite shower room.

To the rear is a generous garden which consists of a large paved patio seating area with decorative shingle borders, a pathway leading to the rear and the remainder laid to lawn.

Viewing comes highly recommended to appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Hallway

5.5m x 3.8m (18'0" x 12'5")

Lounge

4.8m x 3.6m (15'8" x 11'9")

Kitchen/Breakfast Room

4.50m x 2.79m (14'9" x 9'2")

Dining Room / Bedroom Four

4.0m x 3.0m (13'1" x 9'10")

Cloakroom

1.8m x 1.2m (5'10" x 3'11")

Integral Garage

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

FIRST FLOOR

Landing

2.6m x 2.0m (8'6" x 6'6")

Bedroom One

3.8m x 3.8m (12'5" x 12'5")

En-Suite

2.5m x 1.4m (8'2" x 4'7")

Bedroom Two

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

Bedroom Three

3.9m x 2.7m (12'9" x 8'10")

Bathroom

3.2m x 2.8m (10'5" x 9'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

Viewings

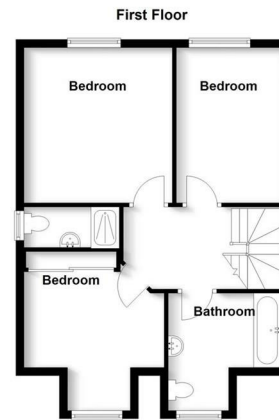
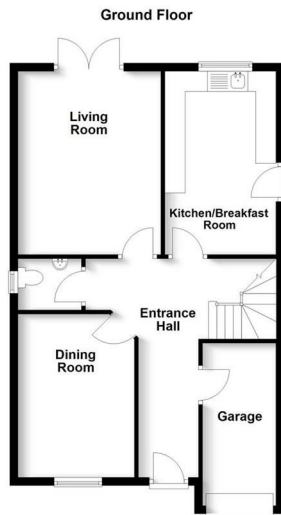
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

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.



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Plan produced using PlanUp.



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