

Paul Mason Associates



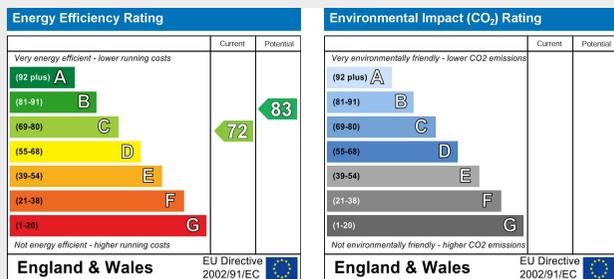
Smiths Avenue, Mayland, CM3 6AS  
Offers invited £500,000

- No Onward Chain
- Impressive Detached House
- Five Bedrooms
- Kitchen/Breakfast Room
- Utility Room
- Two Reception Rooms
- En-Suite to Bedroom One
- Driveway
- Double Garage Plus Car Port
- EPC - C

No Onward Chain... A well presented substantial five bedroom detached residence offering versatile accommodation. The accommodation comprises a hallway, lounge, fitted kitchen/breakfast room, utility room, dining room and a fitted cloakroom. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, two further bedrooms and a fitted three piece bathroom suite. The top floor comprises two additional bedrooms which benefits from a fitted family bathroom.

Externally there is a driveway with parking for numerous vehicles to the front leading to a carport a detached double garage. with power and light connected. To the rear, there is a large decked seating area with the remainder laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

The property is located on a sought after road in 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, primary school and an outstanding nursery. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.



## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

6.0m x 3.4m (19'8" x 11'1")

Dining Room/Family Room

3.5m x 3.0m (11'5" x 9'10")

Kitchen/Breakfast Room

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

Utility Room

### FIRST FLOOR

Landing

Bedroom One

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

En-Suite

Bedroom Five

2.8m x 2.4m (9'2" x 7'10")

Bedroom Three

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

Bathroom

### SECOND FLOOR

Landing

Bedroom Two

Bedroom Four

3.7m x 2.8 max (12'1" x 9'2" max)

### EXTERIOR

Rear Garden

Double Garage

6.0m x 5.0m (19'8" x 16'4")

Car Port

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

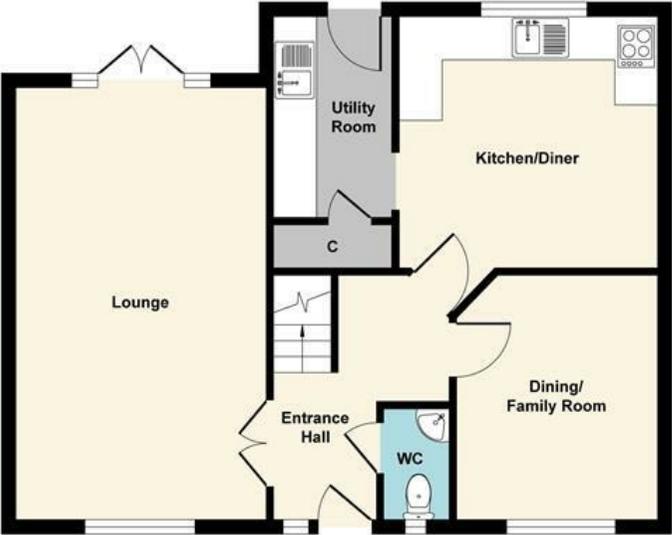
these particulars including text,

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.

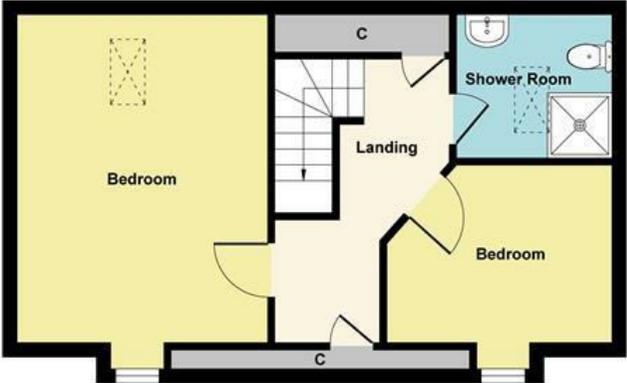
Smiths Avenue, Mayland



Ground Floor



First Floor



Second Floor



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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