

Paul Mason Associates



Wembley Avenue, Mayland, Chelmsford, CM3 6AY  
£475,000

- Three/four bedroom family home in the popular waterside village of Mayland
- Spacious 23'3 x 16'8 open-plan kitchen, dining and family area
- Separate utility area positioned off the kitchen
- Separate front lounge plus additional reception room/current bedroom four
- Three good-sized first-floor bedrooms
- En-suite to bedroom one, three-piece family bathroom and downstairs cloakroom
- Generous rear garden, mostly laid to lawn, with patio seating area and pergola
- Outbuilding to the rear, ideal as a home office or garden room
- Driveway providing ample off-road parking for approximately three to four vehicles
- EPC - TBC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Located in the popular waterside village of Mayland, this well-presented three/four bedroom home offers spacious and flexible accommodation, ideal for family living. Mayland forms part of the Dengie Peninsula, positioned just off the coast of the River Blackwater and offering views towards Osea Island and Heybridge Basin. The village also benefits from an idyllic nature reserve, home to a variety of wildlife, as well as a wide range of local amenities including a large recreational ground with football pitches, tennis courts and children's play equipment. There are also two public houses/restaurants, two sailing clubs, a doctors' surgery, a primary school, and local shops including a bakery, post office, fish and chip shop and beauty salon.

At the heart of the home is an impressive 23'3 x 16'8 open-plan family area, incorporating the kitchen, dining space and a comfortable seating area, creating a fantastic social hub for everyday living. A separate utility area is conveniently positioned off the kitchen. To the front of the property, there is a separate lounge, while an additional ground-floor reception room is currently being used as a fourth bedroom, offering excellent versatility. A downstairs cloakroom completes the ground-floor accommodation.

Upstairs, the property offers three good-sized double bedrooms, each room feels bright and airy, enhanced by attractive slanted roof windows. Bedroom one benefits from an en-suite shower room, while the remaining bedrooms are served by a three-piece family bathroom.

Externally, the property enjoys a generous rear garden, mostly laid to lawn, with a patio seating area and pergola, perfect for outdoor dining and relaxing. At the end of the garden is a useful outbuilding, ideal as a home office or garden room. To the front, a driveway provides ample off-road parking for approximately three to four vehicles.

INTERNAL VIEWING IS HIGHLY ADVISED!



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

4m x 2.5m (13'1" x 8'2")

#### Lounge

5.3m x 3.7m (17'4" x 12'1")

#### Open plan kitchen/dining/family room

7.1m x 5.1m (23'3" x 16'8")

#### Utility Room

1.8m x 1.6m (5'10" x 5'2")

#### Bedroom Four/reception room

3.3m x 2.1m (10'9" x 6'10")

#### Cloakroom

2m x 1m (6'6" x 3'3")

#### Landing

#### Bedroom One

4.1m x 3.9m (13'5" x 12'9")

#### En-Suite

2m x 1m (6'6" x 3'3")

#### Bedroom Two

4.1m x 3.7m (13'5" x 12'1")

#### Family Bathroom

2.6m x 2m (8'6" x 6'6")

## EXTERIOR

### Rear Garden

### Home office/garden room

## Frontage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon

### 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.

**Awaiting  
Floorplan**



Paul Mason Associates

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