

Paul Mason Associates



Wembley Avenue, Mayland, Essex, CM3 6AY
Guide price £460,000

- 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

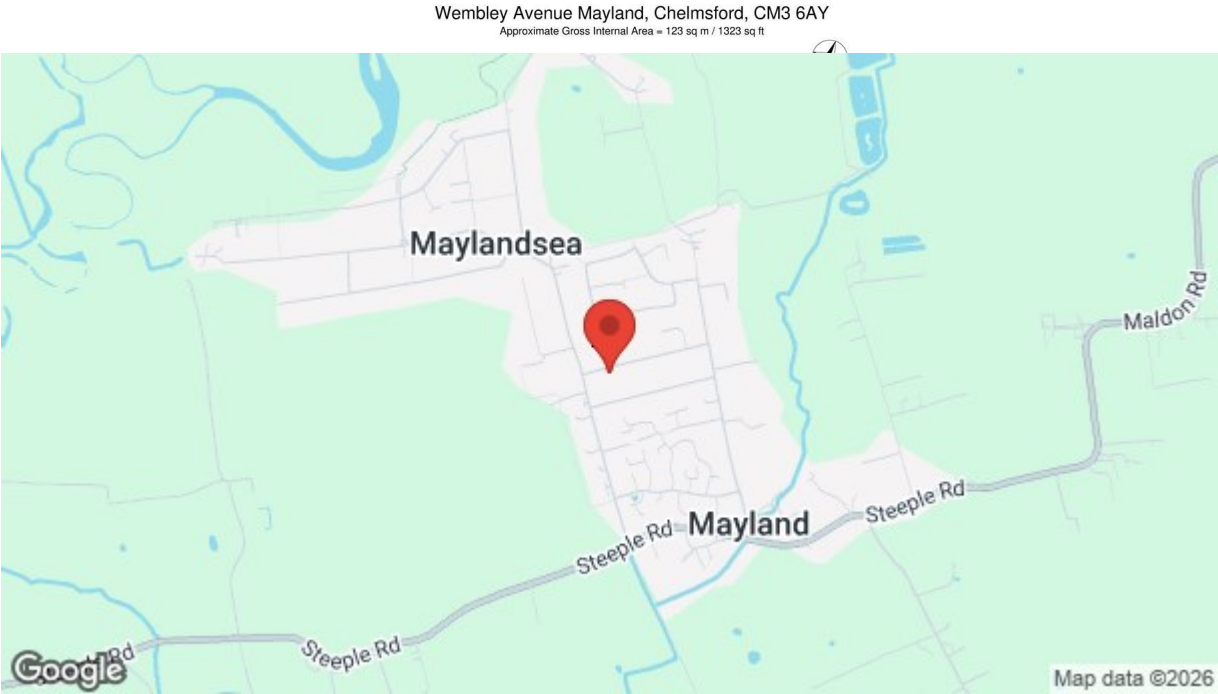
Located in the popular waterside village of Mayland, this well-presented three/four bedroom home offers spacious and flexible accommodation, ideal for family living. Mayland forms part of the Dengie Peninsula, positioned just off the coast of the River Blackwater and offering views towards Osea Island 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!.



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

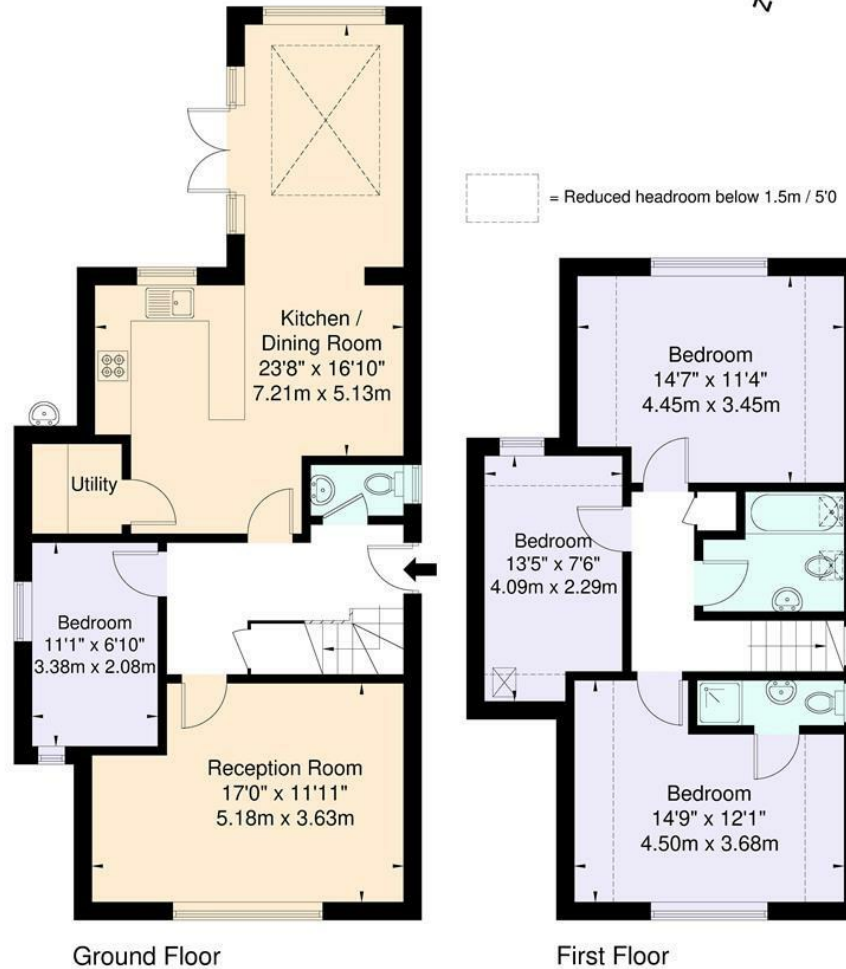
Important Notices

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.

Wembley Avenue Mayland, Chelmsford, CM3 6AY

Approximate Gross Internal Area = 123 sq m / 1323 sq ft



For Illustration Purposes Only - Not To Scale

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