



**Church
Hawes**
churchandhawes.com

The Drive, Mayland , CM3 6AB
Guide price £450,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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****Guide Price £450,000 - £475,000****

Immaculate Three-Bedroom Family Home with 120ft Rear Garden

Situated in the sought-after village of Mayland on the picturesque Dengie Peninsula, this beautifully presented three-bedroom family home offers spacious, modern living in a peaceful coastal setting. Located just moments from the River Blackwater, residents can enjoy stunning views towards Osea Island and Heybridge Basin, as well as the village's tranquil nature reserve, renowned for its abundant wildlife.

Mayland offers an excellent range of local amenities, including a large recreation ground with football pitches, tennis courts and children's play areas, two popular pubs/restaurants, two sailing clubs, a doctor's surgery, a primary school, and a variety of shops including a bakery, post office, fish and chip shop, and beauty salon.

The property has been finished to a high standard throughout. A spacious entrance hall with solid oak doors leads to an impressive contemporary refitted kitchen/breakfast room, a generous lounge, utility room, refitted ground-floor shower room, and a separate laundry room. Upstairs, the landing provides access to three well-proportioned bedrooms and a stylishly refitted family bathroom.

Externally, the property benefits from a substantial driveway to the front, providing off-road parking for multiple vehicles. To the rear is an impressive garden extending to approximately 120ft, featuring a generous patio seating area, expansive lawn, and a variety of mature trees and shrubs, creating an ideal space for outdoor



FIRST FLOOR:**LANDING:****BEDROOM 1:** 12'10 x 9'10 (3.91m x 3.00m)**BEDROOM 2:** 12'11 x 7'5 (3.94m x 2.26m)**BEDROOM 3:** 9'9 x 7'5 (2.97m x 2.26m)**FAMILY BATHROOM:****GROUND FLOOR:****ENTRANCE HALLWAY:****LOUNGE:** 13'9 x 13'3 (4.19m x 4.04m)**SHOWER ROOM:**

Door to:

UTILITY: 9'11 x 5'9 (3.02m x 1.75m)**BOOT ROOM:****KITCHEN:** 19'5 x 11'11 (5.92m x 3.63m)**EXTERIOR:****REAR GARDEN:**

Generous, mature planted garden with shed and outbuilding 9'11 x 8'3 (currently set up as a gym).

FRONTAGE:

Low maintenance frontage providing off road parking for several vehicles.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy

themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

MAYLAND:

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.



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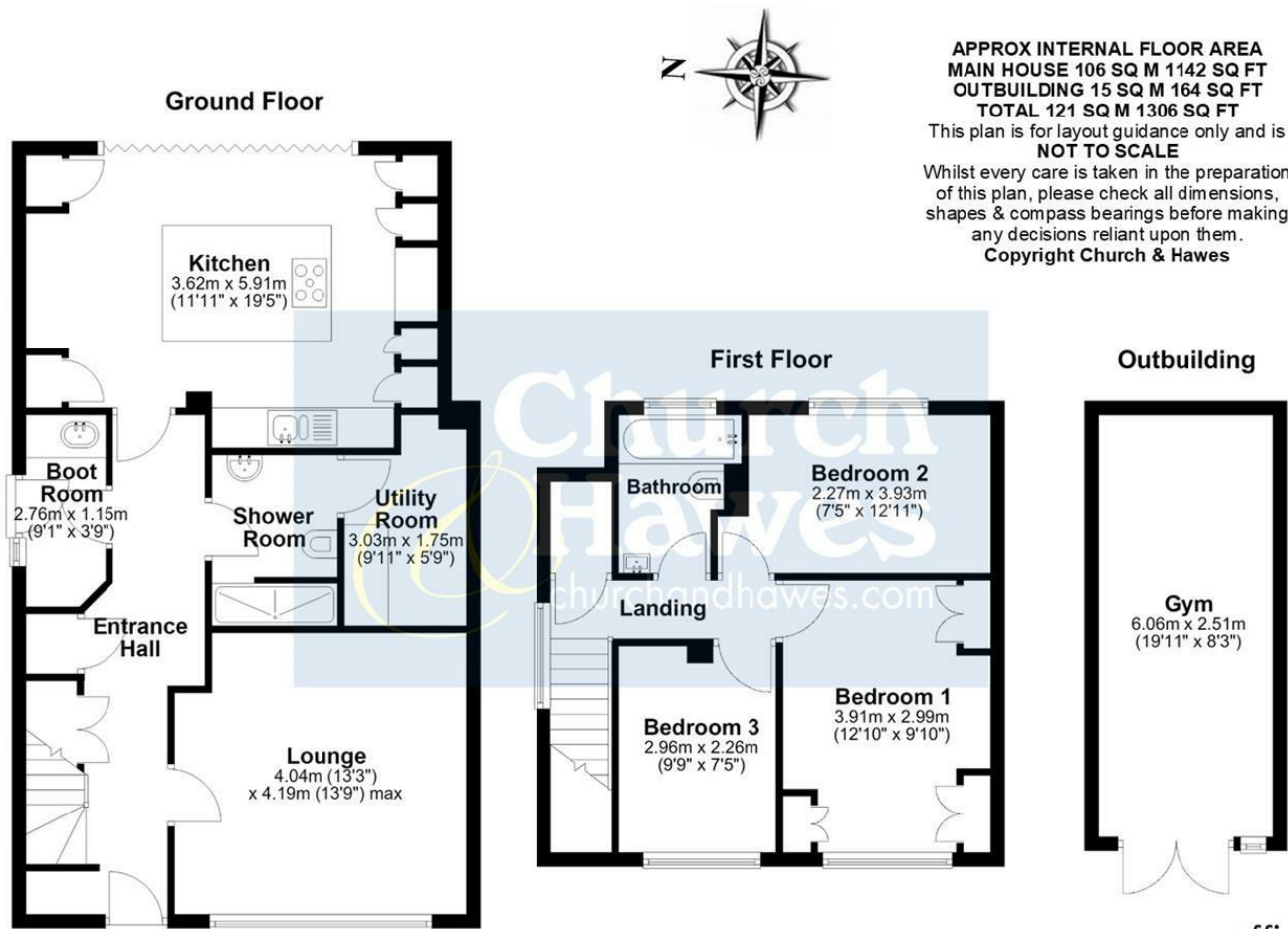


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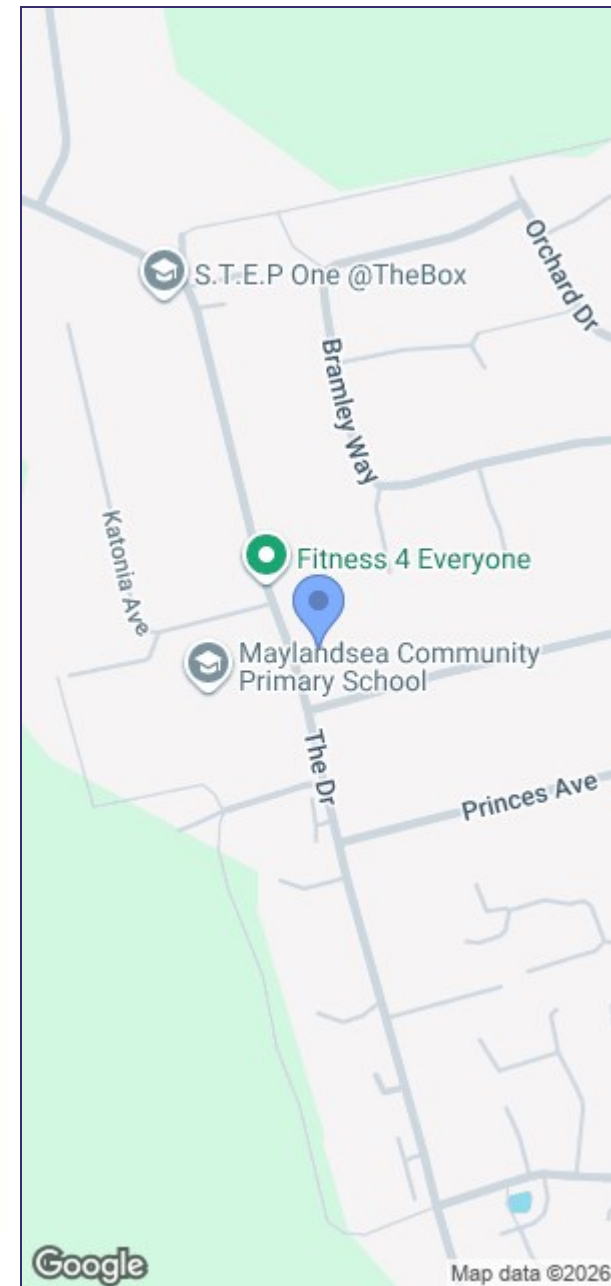


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