



**Church  
Hawes**  
[churchandhawes.com](http://churchandhawes.com)

**Katonia Avenue, Mayland , CM3 6AD**  
**Price £440,000**

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

[www.churchandhawes.com](http://www.churchandhawes.com)

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A well-presented detached three-bedroom bungalow, ideally located within a popular cul-de-sac close to local amenities in Mayland.

The property offers flexible and versatile accommodation, beginning with a welcoming entrance hall that leads to two spacious double bedrooms positioned at the front of the home. Further accommodation includes a modern shower room, a comfortable lounge, and a well-proportioned kitchen/breakfast room. A separate dining room provides additional living space and could easily serve as a third bedroom if required.

Externally, the bungalow is set back from the road, benefiting from a driveway providing off-street parking for two vehicles, along with a single garage. There is also potential to create additional parking to the front (subject to necessary permissions). To the rear, a generous and secluded garden offers excellent outdoor space, with scope for extension subject to planning consent.

Mayland is situated on the Dengie Peninsula, just off the coast of the River Blackwater, enjoying scenic views towards Osea Island and Heybridge Basin. The village features an attractive nature reserve rich in wildlife and offers a range of amenities including a large recreational ground with football pitches, tennis courts, and children's play areas. Additional facilities include two public houses/restaurants, sailing clubs, a doctor's surgery, a primary school, and a variety of local shops such as a bakery, post office, fish and chip shop, and beauty salon.



**ACCOMMODATION COMPRISING:****ENTRANCE HALL:****BEDROOM ONE:** 13'3 x 9'9 (4.04m x 2.97m)**BEDROOM TWO:** 11'5 x 7'10 (3.48m x 2.39m)**SHOWER ROOM:****LIVING ROOM:** 17'6 x 15'10 (5.33m x 4.83m)**DINING ROOM/BEDROOM THREE:** 9'8 x 8'5 (2.95m x 2.57m)**KITCHEN/BREAKFAST ROOM:** 13'2 x 12'7 (4.01m x 3.84m)**GARDEN ROOM:** 11'10 x 7'1 (3.61m x 2.16m)**EXTERIOR:****ATTRACTIVE & GENEROUSLY SIZED REAR GARDEN:****FRONT GARDEN:****DRIVEWAY & GARAGE TO SIDE:****TENURE & COUNCIL TAX:**

The property is being sold freehold and is Council Tax Band D.

**VILLAGE OF 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.

**MONEY LAUNDERING REGULATIONS & REFERRALS:**

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.

**AGENTS NOTES:**

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.



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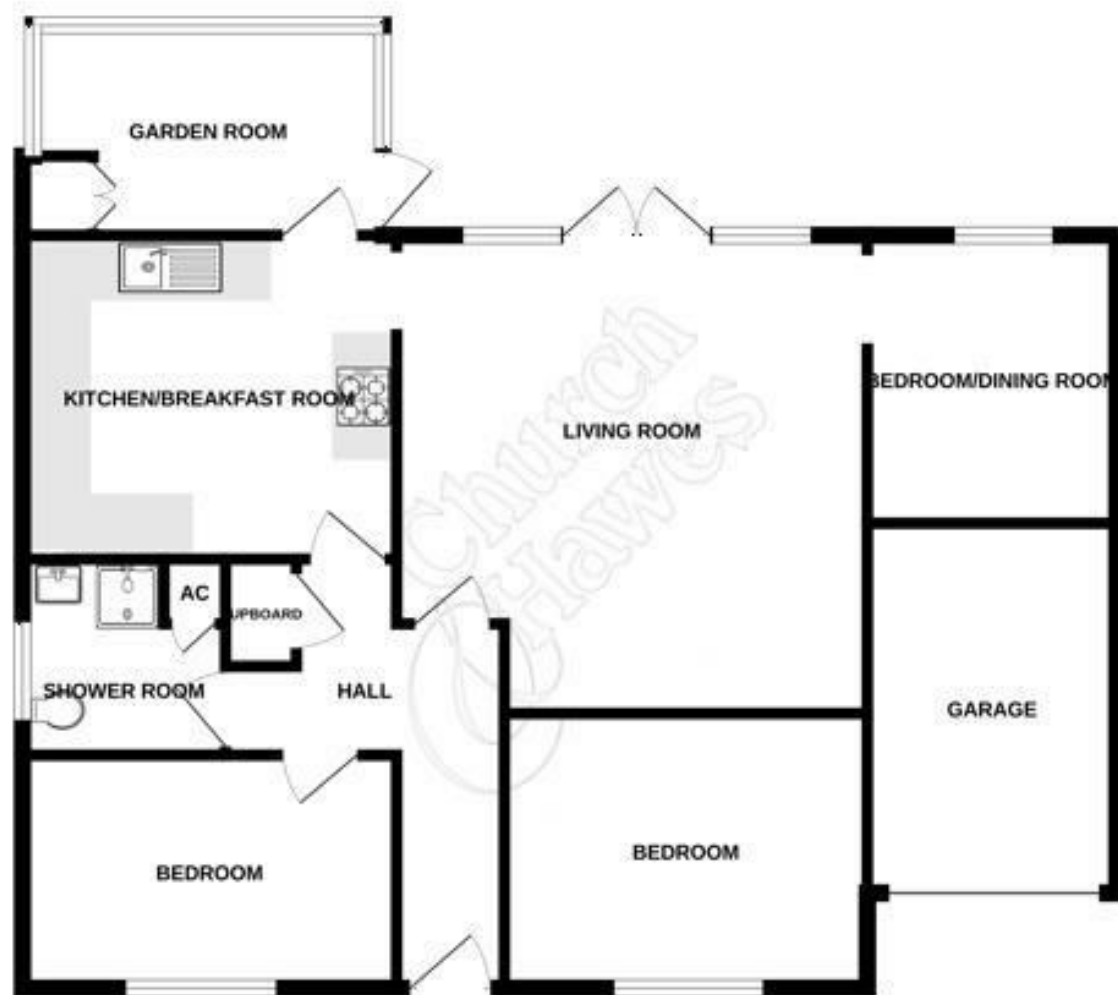
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## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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