

Paul Mason Associates



Teal Avenue, Mayland, Chelmsford, CM3 6TU

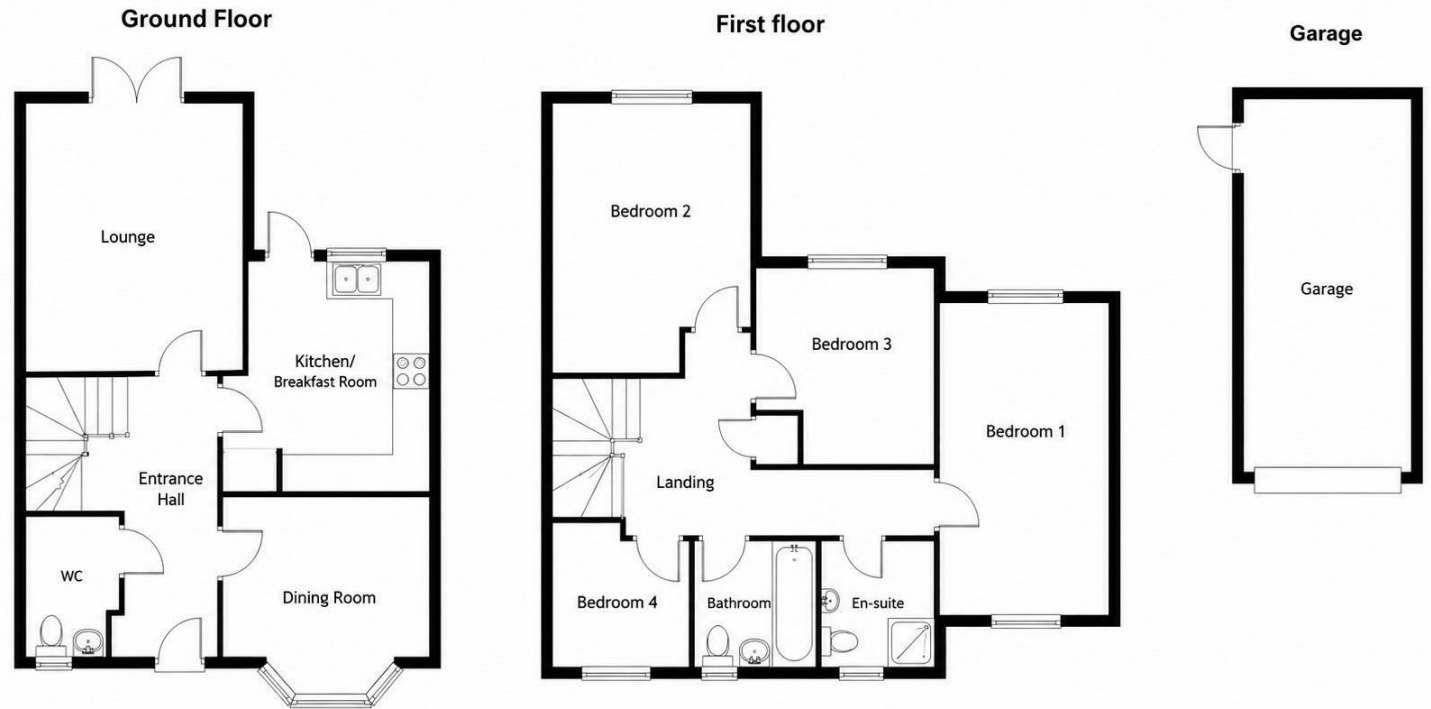
£425,000

- Four bedroom link-detached house
- Waterside village location
- Two reception rooms
- Off road parking and garage
- Entrance hall with two storage cupboards
- En-suite to bedroom one
- Ground floor cloakroom and first floor bathroom
- Kitchen/breakfast room
- Rear garden with access to the garage and frontage
- EPC - TBC

A spacious four-bedroom link-detached family home, positioned at the end of a quiet residential road and offering well-presented accommodation throughout. The ground floor opens with a welcoming entrance hall featuring two useful storage cupboards, stairs rising to the first floor, and access to the main reception spaces. These include a bright lounge, separate dining room, kitchen/breakfast room and a convenient cloakroom/WC.

Upstairs, a generous landing leads to four well-proportioned bedrooms and the family bathroom. Bedroom one further benefits from its own en-suite shower room with a walk-in cubicle, creating a practical and comfortable principal bedroom suite.

Externally, the property enjoys an attractive frontage, a car port providing off-road parking for up to three vehicles, and a garage. To the rear is an enclosed garden with lawn, patio and gravelled areas, ideal for family use and outdoor entertaining. The garden also provides pedestrian access to the garage, along with a side gate leading back to the frontage.



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

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

## Location

The village of Mayland is 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 and a primary school. 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/WC

#### Dining Room

3.4m x 2.3m (11'1" x 7'6")

#### Lounge

4.6m x 3.4m (15'1" x 11'1" )

#### Kitchen/Breakfast Room

3.5m x 3.4m (11'5" x 11'1")

### FIRST FLOOR

## Landing

### Bedroom One

4.7m x 2.9m (15'5" x 9'6")

### En-Suite

### Bedroom Two

4.6m x 3.4m (15'1" x 11'1" )

### Bedroom Three

3.1m x 3.1m (10'2" x 10'2")

### Bedroom Four

2.2m x 2.0m (7'2" x 6'6")

## Family Bathroom

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

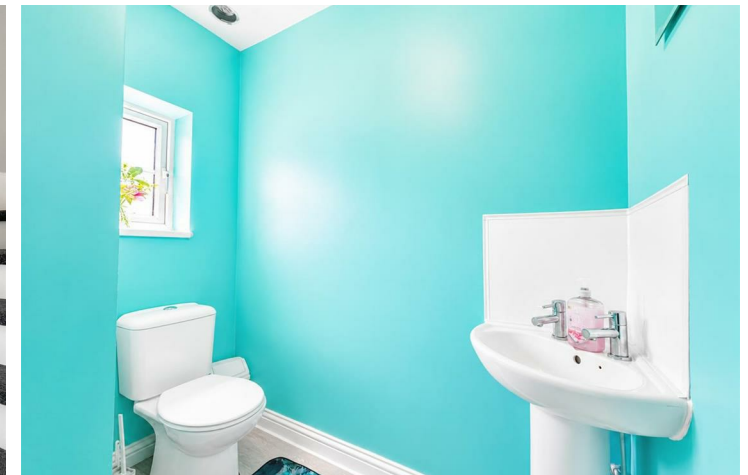
## Viewings

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.



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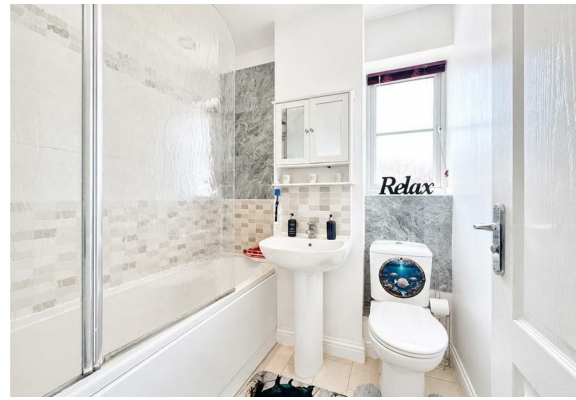
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