



**Church
Hawes**
churchandhawes.com

The Drive, Mayland , CM3 6AA
Price £375,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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Vastly Improved Semi-Detached Family Home

Set within a most sought after position in heart of Mayland, this spacious three-bedroom semi-detached home is ideally situated within walking distance of the popular Mayland Marina, local shops, restaurants, and picturesque riverside walks.

The first floor offers a generous principal bedroom, two further well-proportioned bedrooms, and an impressive refitted family bathroom.

On the ground floor, the accommodation comprises an entrance hall, a stunning refitted kitchen/breakfast room, and a spacious lounge/dining room, providing an ideal space for both everyday living and entertaining.

Externally, the property is set back from the road and benefits from ample off-road parking for numerous vehicles, together with a garage. To the rear, there is a well-maintained private courtyard garden, perfect for relaxing or enjoying outdoor dining and also provides access to an impressive outbuilding with power and light connected which is currently used as a gym but can easily be used for further living space or a home office.

This is an excellent opportunity to acquire a well-presented family home in a sought-after village location, close to a range of local amenities and scenic waterfront attractions.



FIRST FLOOR:**BEDROOM 1:** 16'10 x 9'3 (5.13m x 2.82m)**BEDROOM 2:** 9'8 x 9'1 (2.95m x 2.77m)**BEDROOM 3:** 9'1 x 8'7 (2.77m x 2.62m)**FAMILY BATHROOM:****GROUND FLOOR:****ENTRANCE HALLWAY:****KITCHEN** 10'7 x 8'11 (3.23m x 2.72m)**DINING AREA:** 12'5 x 6'4 (3.78m x 1.93m)**LOUNGE AREA:** 18'7 x 10'7 (5.66m x 3.23m)**EXTERIOR:****REAR**

Low maintenance rear garden with outbuilding measuring 26'9 x 10'1.

FRONTAGE:

Off road parking for several vehicles and side access to garage measuring 19'5 8'3.

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

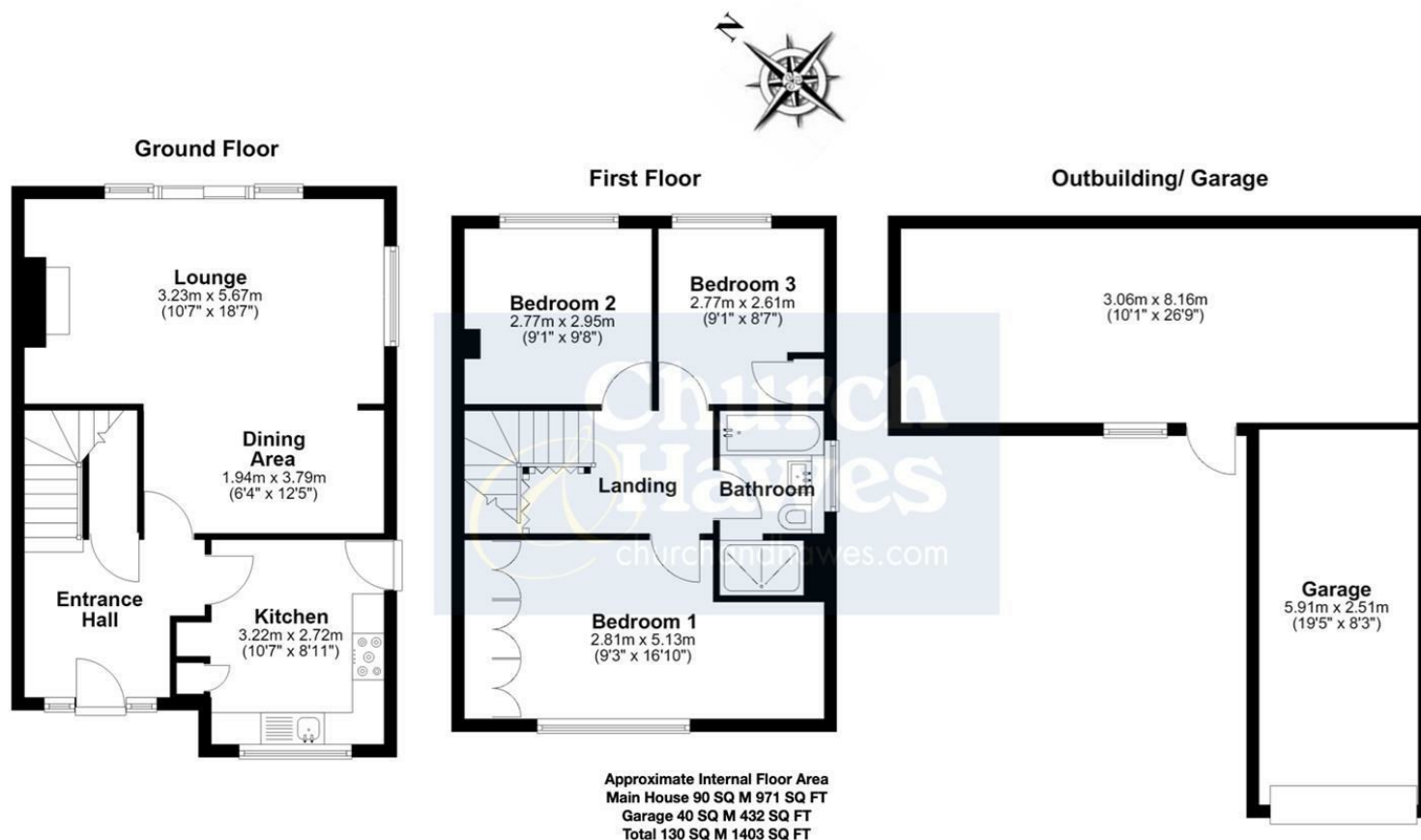
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.







This floor plan is for guidance to layout only and is NOT TO SCALE.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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