



Promenade, Mayland, Essex, CM3 6AR

Guide price £385,000

This impressive newly refurbished three bedroom semi-detached family home is situated within walking distance of the popular Mayland Marina, shops, restaurants and close proximity to pleasant riverside walks. The accommodation includes a master bedroom, two further bedrooms and a re-fitted family bathroom to the first floor. On the ground floor there is a re-fitted kitchen, lounge and a dining/snug room. Externally the property is set back from the road with a 150 ft rear garden, has a large paved patio, seating area with mature gardens surrounding. To the rear of the garden, there is also a Summer House/ Home Office with power and light connected. To the front there is a driveway with additional off-road parking. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

- Spacious Accommodation Throughout
- Two Reception Rooms
- Recently Fitted Family Bathroom
- Purpose Built Summer House with Power
- Recently Fitted Kitchen
- Three Double Bedrooms
- 150 FT Secluded Rear Garden
- Off-Road Parking for a Number of Vehicles

Distances:

Althorne Railway Station - 4.8 miles
 Maylandsea Community Primary School - 0.4 miles
 Maldon Town Centre - 8.1 miles
 Burnham on Crouch - 6.0 miles
 Chelmsford City Centre - 16.8 miles
 London Southend Airport - 22.7 miles

(All mileages are approximate)

ACCOMMODATION

Ground Floor

Entrance Hall

Double glazed entrance door with glazed panels to both sides. Stairs to first floor with storage below. Tiled flooring. Radiator. Oak doors throughout to:

Kitchen

4.19m x 2.34m (13'9" x 7'8")

Double glazed window to front and double glazed door to side. Refitted white units to eye and base level with laminate work surfaces over, ceramic sink unit with drainer. Built under electric oven with 4 ring gas hob and extractor hood over. Tiled splash-backs. Space for washing machine and American fridge/freezer. Inset spotlights. Tiled flooring.

Lounge

6.93m x 3.56m (22'9 x 11'8)

Double glazed window to rear and patio doors leading to rear garden. Feature multi-fuel fireplace. T.V. point. Radiator. Wood effect flooring.

Dining room / Snug

5.08m x 2.36m (16'8" x 7'9")

Double glazed window to front. T.V. point. Radiator. Wood effect flooring.

First Floor

Landing

Stairs to ground floor. Airing cupboard housing combi boiler. Access to loft space.

Master Bedroom

3.48m x 3.28m. (to robe) (11'5" x 10'9". (to robe))

Double glazed window to rear. Built in wardrobe. T.V. point. Radiator.

Bedroom Two

3.35m max x 3.28m. (11' max x 10'9".)

Double glazed window to rear. Built in wardrobe. T.V. point. Radiator.

Bedroom Three

3.43m x 2.36m (11'3" x 7'9")

Double glazed window to front. T.V. point. Radiator.

Family Bathroom

Obscure double glazed window to front and side. Impressive re-fitted four piece white suite with large shower cubicle and rainfall effect shower and attachments, freestanding straight sided bath with side mixer tap and hand shower attachment, pedestal wash hand basin and low level WC. Fully tiled to walls and flooring. Inset spotlights. Chrome heated towel radiator.

EXTERIOR

Rear Garden

Commences with a paved patio area with remainder mainly laid to lawn with flower borders. Path leading through garden to a further paved patio/entertaining area to rear with pergola and hot tub which can be available upon negotiation. Summer House/office/games room which has power and light connected. A further timber shed which can be available upon negotiation. Power and light in garden with outside water tap.

Summer House /Home office

Dual aspect windows to sides with French doors to front. Power and light connected. T.V. point. Wood effect flooring. Outside lighting.

Front

A stone driveway provides parking for a number of vehicles. Access to entrance door and side gate leads through to rear garden.

Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

Local Authority - Maldon District Council - Tax Band D

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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.



Ground Floor



1st Floor

