



**Bramley Way, Mayland, Essex CM3 6ER**  
**Price £299,995**

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SITUATED WITHIN THIS ESTABLISHED TURNING WITHIN THE POPULAR WATERSIDE VILLAGE OF MAYLAND an opportunity has arisen to purchase this MOST DECEPTIVE THREE BEDROOM SEMI DETACHED HOME. Offering versatile ground floor accommodation with a study, cloakroom/w.c, kitchen plus utility room to compliment and impressive lounge/dining room to the rear overlooking the rear garden. To the first floor the property boasts the aforementioned three bedrooms plus family bathroom. Externally the property boasts ample off road parking. Energy Efficiency Rating D.



**Master Bedroom 13'1 x 9'9 (3.99m x 2.97m)**

Double glazed window to rear, radiator.

**Bedroom 2 11'6 x 10'5 (3.51m x 3.18m)**

Double glazed window to front, radiator.

**Bedroom 3 9'8 x 8'5 (2.95m x 2.57m)**

Double glazed window to rear, radiator.

**Bathroom**

Obscure double glazed window to front, radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, shower cubicle with wall mounted shower unit, tiled to walls.

**Landing**

Airing cupboard, access to loft space, stairs leading down to ground floor.

**Entrance Hallway**

Entrance door, doors to:

**Cloakroom/W.C**

Obscure glazed window to side, low level w.c, wash hand basin, tiled to walls.

**Study 8'9 x 7'6 (2.67m x 2.29m)**

Double glazed window to front, radiator.

**Kitchen 10'6 x 8'6 (3.20m x 2.59m)**

Double glazed window to front, built in oven, four ring hob & extractor hood, tiled splash backs, fitted base and wall mounted units, sink unit with mixer tap set into work surfaces, space for under counter fridge.

**Utility Room 7'6 x 7' (2.29m x 2.13m)**

Part obscure glazed door to side, base and wall mounted units, space for washing machine, space for fridge/freezer.

**Lounge/Diner 18'7 max x 16' max (5.66m max x 4.88m max)**

Double doors to rear leading to garden, double glazed window to rear, under stairs storage cupboard, two radiators, feature brick fireplace, stairs rising to first floor.

**Rear Garden**

Commencing with paved patio area, remainder mainly laid to lawn with flower and shrub beds, access to front via gate.

**Frontage**

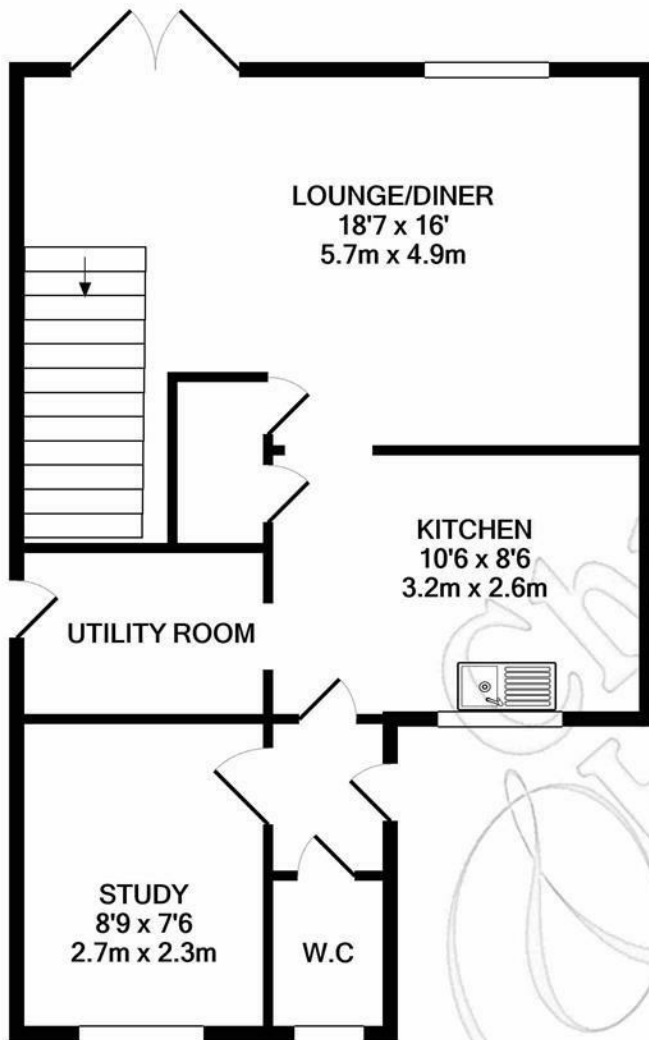
Block paved driveway providing ample off road parking.

**Agents Note**

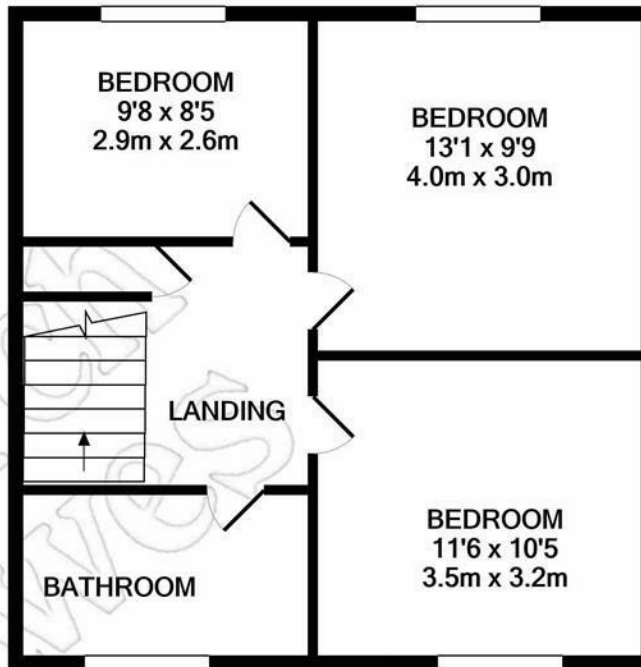
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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