



24 Bramley Way, Mayland , Essex CM3 6ER
Price £279,995

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offering this three bedroom semi detached family home which is located within the popular waterside village of Mayland and is within walking distance of local amenities. Further internal accommodation comprises kitchen/dining room, living room, conservatory and family bathroom. Externally there is off road parking, a garage and landscaped rear garden. Viewing is highly suggested. Energy Rating D.

FIRST FLOOR:

BEDROOM 1: 14'9 x 10' (4.50m x 3.05m)

Double glazed window to front, cupboard.

BEDROOM 2: 10'10 x 7'6 (3.30m x 2.29m)

Double glazed window to rear, storage heater.

BEDROOM 3: 10'10 x 6'11 (3.30m x 2.11m)

Double glazed window to rear, storage heater, fitted wardrobe.

BATHROOM: 6'4 x 4'11 (1.93m x 1.50m)

Obscure double glazed window to side, heated towel rail, 3 piece suite comprising panelled bath, pedestal wash hand basin and wc.

LANDING:

Access to loft (part boarded), stairs to:

GROUND FLOOR:

LIVING ROOM: 17'4 x 14'9 (5.28m x 4.50m)

Double glazed window to front, feature gas fireplace, storage heater, under stairs cupboard, part glazed to side.

KITCHEN/DINER: 14'9 x 10'9 (4.50m x 3.28m)

Double glazed window to side, sliding doors to rear, range of matching wall and base mounted storage units, space and plumbing for dishwasher and washing machine, space for fridge/freezer.

CONSERVATORY: 14'3 x 9' (4.34m x 2.74m)

Double glazed door to rear, storage heater, brick base, double glazed windows to all aspects.

EXTERIOR:

Commencing with an artificial lawn, remainder is paved with raised flower borders and screen fencing.

GARAGE 23'10 x 12'7 max (7.26m x 3.84m max)

Up & over door to front, personnel door to garden, two windows, power & lights connected.

FRONTAGE

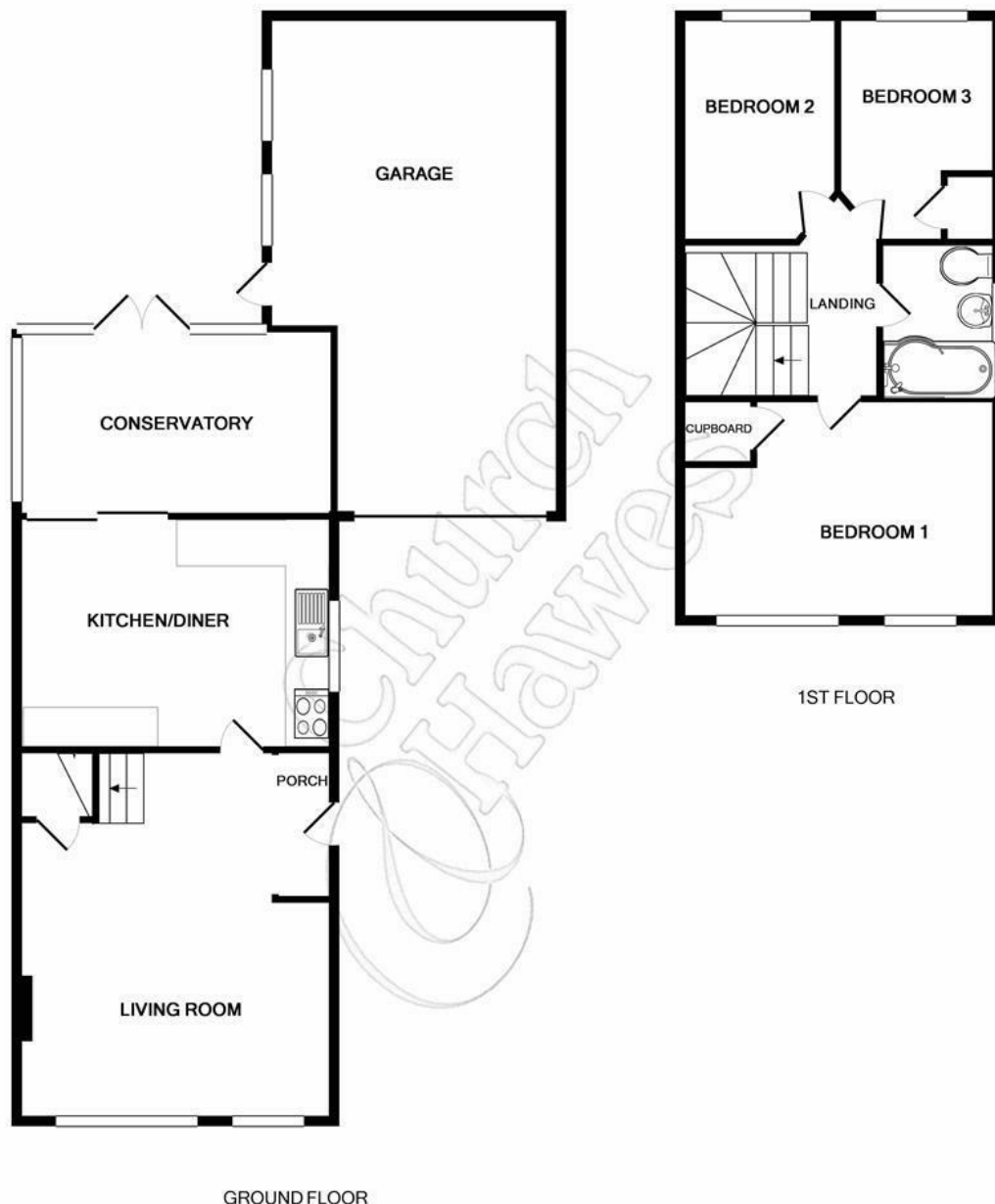
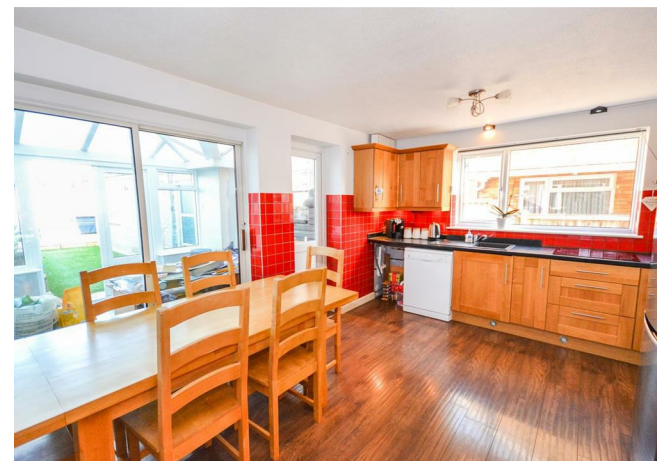
Blocked paved driveway providing off road parking for two/three vehicles.

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.

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.



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. Made with Metropix ©2019

