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108 The Drive, Mayland, Essex CM3 6AB Price £375,000

****DETACHED BUNGALOW SET ON A DESIRABLE, GENEROUS PLOT WITH NO ONWARD CHAIN**** Situated in the heart of the sought after village of Mayland within walking distance of Maylansea Primary School, local shops and the picturesque Mayland Marina is this detached bungalow offering vast potential to improve and extend (stpp). Already generously sized, living accommodation commences with an entrance hall leading to a dual aspect living room, kitchen/breakfast room, conservatory/utility room and an inner hall which then leads to three good sized bedrooms. Externally are wonderful established gardens to both the front and rear of the bungalow which are complimented by numerous outbuildings/storage sheds and TWO GARAGES, one of which is approached by a carport to the side of the bungalow. The remainder of the frontage offers extensive driveway parking. The property does require modernisation throughout, however it does offer the aforementioned potential to improve and extend (stpp) what is already a generously sized property. Energy Rating D.



ENTRANCE HALLWAY:

Obscure double glazed entrance door and side light window to front, radiator, built-in storage cupboard, doors to:

LIVING ROOM: 17'9 x 12'10 > 10'4 (5.41m x 3.91m > 3.15m)

Dual aspect room with double glazed window to front and double glazed French style doors to side, 2 radiators.

KITCHEN: 17'7 x 5'9 < 8'11 (5.36m x 1.75m < 2.72m)

Dual aspect room with double glazed windows to front and side, extensive range of matching wall and base mounted storage units and drawer pack, roll edged work surfaces with inset 1 1/2 bowl sink/drain unit, built-in 4-ring electric hob with extractor over and oven below, space for fridge/freezer, part tiled walls, tiled floor.

CONSERVATORY/UTILITY: 12'8 x 8'8 (3.86m x 2.64m)

Triple aspect room with obscure double glazed entrance doors to front and rear and double glazed windows to front, rear and side, radiator, roll edged work surface with inset single bowl sink/drain unit and storage cupboards below, space and plumbing for washing machine and tumble dryer, tiled splash backs, tiled floor.

INNER HALL:

Access to loft space offering potential for conversion (stpp), built-in storage cupboard, doors to:

SHOWER ROOM:

Obscure double glazed window to side, 3 piece white suite comprising fully tiled walk in shower with glass screen, pedestal wash hand basin and close coupled wc, tiled walls, tiled floor, extractor fan, wall mounted cabinet, wall mounted electric heater.

BEDROOM 1: 11'5 inc wardrobe depth x 10'9 (3.48m inc wardrobe depth x 3.28m)

Double glazed sliding patio door opening onto rear garden, radiator, built-in wardrobes.

BEDROOM 2: 10'11 x 9'8 (3.33m x 2.95m)

Double glazed sliding patio door opening onto rear garden, 2 radiators, wall mounted shelving unit.

BEDROOM 3: 8'9 x 8'1 (2.67m x 2.46m)

Double glazed window to side, radiator.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with mature shrub beds to borders, timber built summer house with power and light connected, timber storage shed, metal storage shed, further paved area to side providing access to rear garage and wide opening doors into rear of:

FRONT GARAGE:

Up and over doors to front, power and light connected, wide opening doors to rear providing vehicle access to rear garage.

FRONTAGE:

An improved mature frontage with is mainly laid to lawn with shrubs and trees interspersed, mature hedgerow to front boundary, driveway providing extensive off road parking for several vehicles leading to a carport to side of bungalow and then to garage.

VILLAGE OF MAYLAND:

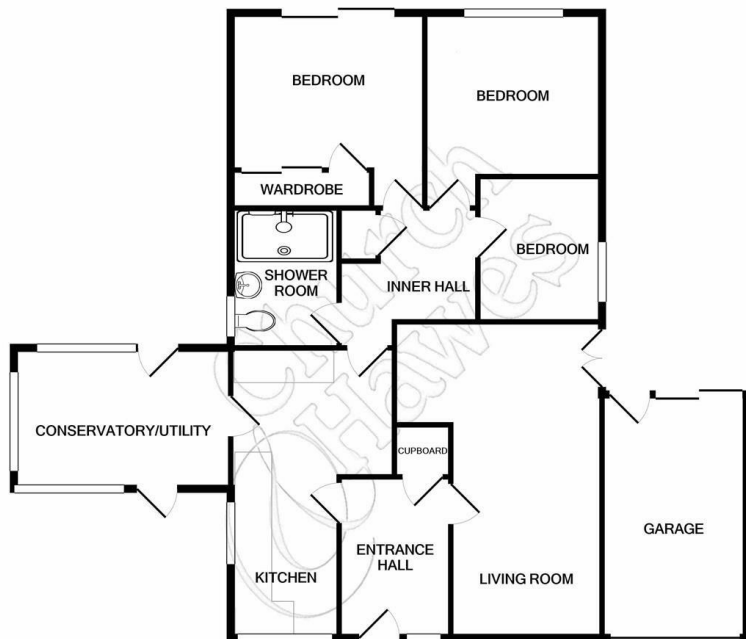
Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the 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.

AGENTS NOTE:

It is important for any discerning purchaser to be aware that probate is yet to be granted. We understand probate is due be granted in approx 8-10 weeks time as of 25th November 2020. Once granted exchange of contracts can then take place.

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.



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 ©2020

