



Imperial Avenue, Mayland, Essex CM3 6AJ
O.I.E.O £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****STUNNING 100' LANDSCAPED REAR GARDEN!!**** Set along one of waterside village of Mayland's most favoured and quiet turnings occupying an enviable position and enjoying an impressively sized plot with a wonderful landscaped rear garden measuring in excess of 100' is this wonderfully presented and deceptively spacious detached bungalow. The property is set within walking distance of the picturesque waterfront, marina and local shops, and offers substantial potential to extend what is already generously sized and versatile living accommodation (stpp). Living space commences with an entrance porch on the side leading to a light and airy dual aspect living/dining room which in turn leads to an inner hallway providing access to three generously sized bedrooms, impressive family bathroom with 4 piece suite, kitchen opening to a breakfast/utility room at the rear with adjoining cloakroom. Externally the property enjoys the aforementioned picturesque, landscaped rear garden measuring in excess of 100' with a variety of seating areas, and established colourful shrubs planted throughout as well as an impressively sized timber built workshop/storage shed fronting some vegetable plots. A hugely generous frontage offers further landscaped gardens with hedgerow to the front boundary as well as a large block paved driveway providing extensive off road parking leading up the side of the bungalow to a detached garage. To fully appreciate the size, standard and versatile nature of the living accommodation this property offers as well as it's most sought after position and wonderful gardens, an early inspection is strongly advised. Energy Rating F.



ENTRANCE PORCH:

Obscure double glazed entrance door and window to side, radiator, small built in storage cupboard, tiled floor, obscure glazed door to:-

LIVING/DINING ROOM: 24'3 x 16'6 > 15'2 (7.39m x 5.03m > 4.62m)

Dual aspect room with double glazed windows to front and side, two radiators, fireplace with display mantle over, wood effect flooring, doorway to:-

INNER HALL:

Continuation of wood effect flooring, doors to:-

BEDROOM ONE: 11'2 x 10'10 (3.40m x 3.30m)

Double glazed window to front, radiator.

BEDROOM TWO: 12'6 x 7'8 (3.81m x 2.34m)

Double glazed window to rear, radiator.

BEDROOM THREE: 9'7 x 6'9 (2.92m x 2.06m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Double glazed skylight window, chrome heated towel rail, four piece white suite comprising corner panelled bath with mixer tap, wash hand basin set on vanity unit with storage cupboards below, close coupled WC and fully tiled curved corner shower with sliding glass doors, tiled walls and floor, extractor fan.

KITCHEN: 10'1 x 9'9 (3.07m x 2.97m)

Radiator, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer stainless steel sink unit, space and plumbing for fridge/freezer, dishwasher, tumble dryer and electric oven with extractor over (possibly to remain), part tiled walls, tiled floor, opening to:-

BREAKFAST/UTILITY ROOM: 8' x 6'8 (2.44m x 2.03m)

Double glazed entrance door and window to rear, further double glazed window to side, radiator, roll edge work surface with storage unit and space and plumbing for washing machine below, part tiled walls, tiled floor, door to:-

CLOAKROOM:

Obscure double glazed window to rear, two piece white suite comprising close coupled WC and wall mounted wash hand basin with tiled splash back, wall mounted boiler, tiled floor, extractor fan.

EXTERIOR:**REAR GARDEN: in excess of 100' (in excess of 30.48m)**

Commencing with a large paved and shingled seating area leading to remainder which is predominantly laid to lawn with an impressive array of attractively planted shrubs and trees both to borders and throughout, block paved path leading up side of garden to several vegetable plots and impressively sized timber built workshop/storage shed with power and light connected, external cold water tap, side access path and gate to one side of bungalow while other side offers a block paved driveway providing access to both the frontage and to:-

DETACHED GARAGE:

Up and over door to front, personal door and window to side, power and light connected.

FRONTAGE:

Block paved driveway leading from front boundary up side of bungalow to rear garden and garage, remainder is laid to lawn, with planted shrubs to borders and hedgerow to front and side boundary, further side access gate leading to rear garden.

TENURE & COUNCIL TAX:

This property is being sold Freehold and is Council Tax Band E.

MAYLAND:

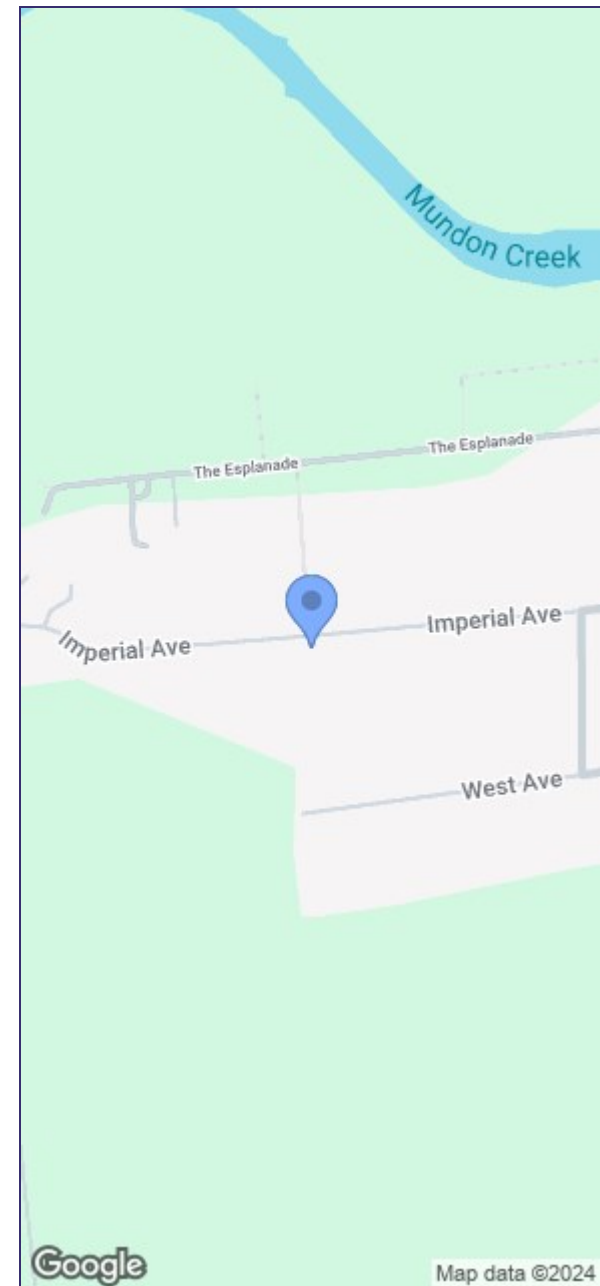
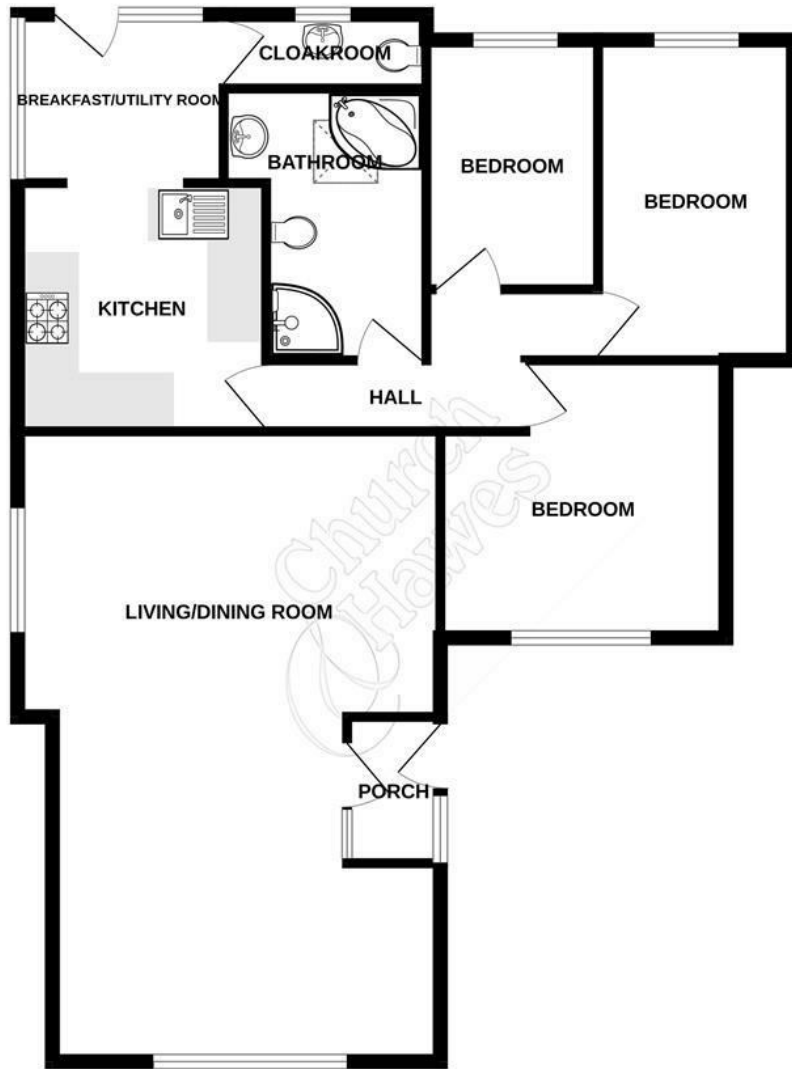
Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the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

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 floorplan 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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