



Church
Bramley Way, Mayland, CM3 6ET
Price £315,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** REQUIRING REFURBISHMENT & MODERNISATION THROUGHOUT is this extended FOUR BEDROOM DETACHED FAMILY HOME situated within the waterside village of Mayland. Internally accommodation comprises first floor family bathroom plus ground floor cloakroom/w.c. Also to the ground floor the property boasts living room plus dining room along with a further reception room providing the option of a study/playroom. Externally ample parking is provided off road via the driveway plus rear garden. Council Tax Band E. EPC Rating D.



Bedroom 1 11'10 x 11'8 (3.61m x 3.56m)

Window to rear, radiator, coved to ceiling.

Bedroom 2 11'11 x 9'9 (3.63m x 2.97m)

Window to front, radiator.

Bedroom 3 11'9 x 8'7 (3.58m x 2.62m)

Window to rear, radiator, coved to ceiling.

Bedroom 4 8'9 x 8'6 (2.67m x 2.59m)

Window to front, radiator.

Bathroom

Obscure glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, bath with mixer tap and wall mounted shower unit, tiled to walls.

Landing

Window to side, access to loft space, airing cupboard, stairs leading down to:

Entrance Hallway

Entrance door, radiator, doors to:

Reception Room/Study 15'7 x 7'4 (4.75m x 2.24m)

Window to front, radiator.

Cloakroom/W.C

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

Kitchen 16'1 x 8'2 (4.90m x 2.49m)

Windows to front & side, door to side, sink unit with mixer tap set into worksurfaces, tiled splash backs, space for appliances.

Living Room 20'11 x 11'9 (6.38m x 3.58m)

Radiator, coved to ceiling, through to:

Dining Room 21'1 x 11'9 (6.43m x 3.58m)

French doors to rear leading to garden, window to rear, radiator, coved to ceiling.

Rear Garden

Decked area, fenced to boundaries.

Frontage

Driveway providing ample off road parking.

Agents Note, Money Laundering & Referrals

All services/appliances have not and will not be tested. 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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



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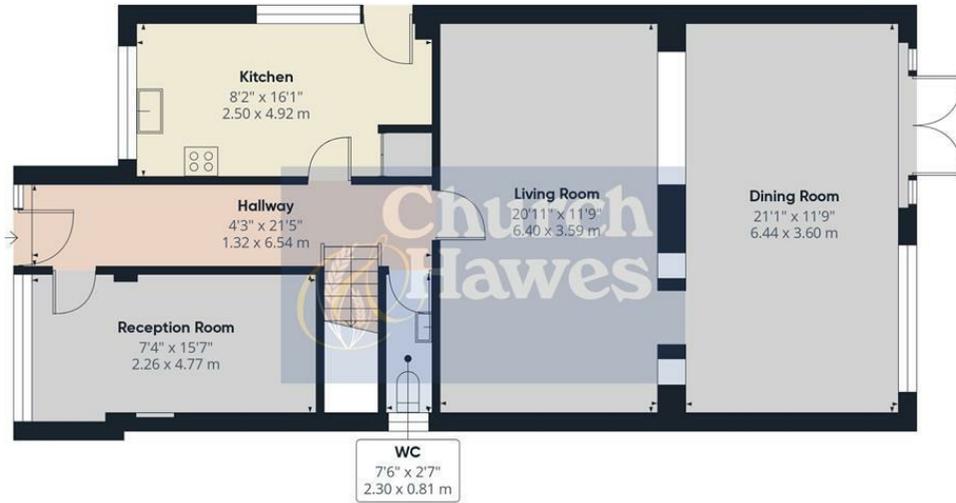


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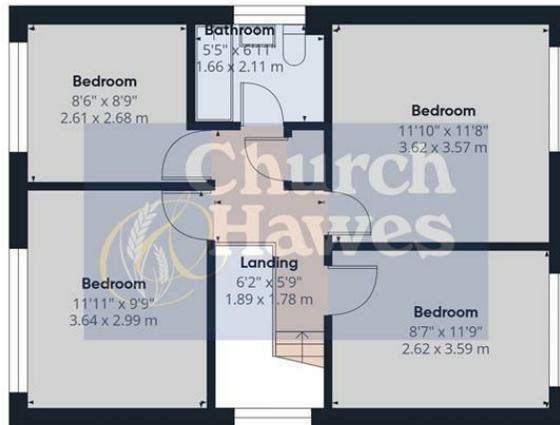


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Floor 0



Floor 1



Approximate total area⁽¹⁾

1422 ft²
132.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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