



31 Curlew Avenue, Mayland , Essex CM3 6TX  
Price £350,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



**\*\*SUBSTANTIALLY REDUCED FOR A QUICK SALE!!\*\*STUNNING, IMPROVED DETACHED FAMILY HOME\*\*** Favourably positioned towards the end of a quiet cul-de-sac within the sought after waterside village of Mayland and within walking distance of the picturesque marina, shops and school. Stylishly improved and wonderfully maintained throughout by the present owner, is this light, airy and spacious detached family home. Impressively presented living accommodation commences on the ground floor with a welcoming entrance hall leading to a refitted cloakroom, dual aspect living room, dining room, aesthetically pleasing kitchen and office/bedroom, which was converted from what was the original garage. The first floor then offers a landing with access to three good sized bedrooms, one of which is complimented by an en-suite shower room and a simply stunning refitted family bathroom. Externally, the property enjoys a delightful rear garden with a partially covered decked seating area with the remainder being tastefully laid to lawn, while the frontage offers a low maintenance block paved area in addition to a driveway to the side. Energy Rating D.

FIRST FLOOR:

**LANDING:**  
Double glazed window to side, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, wood effect floor, doors to:

**BEDROOM 1: 12'1 > 10'7 x 9'5 (3.68m > 3.23m x 2.87m )**  
Double glazed window to rear, radiator, wood effect floor, door to:

**EN-SUITE: 6'11 > 3'11 x 3'9 (2.11m > 1.19m x 1.14m )**  
Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, wall mounted cabinet, tiled walls and floor, extractor fan.

**BEDROOM 2: 11'6 x 9'5 > 8'7 (3.51m x 2.87m > 2.62m )**  
Double glazed window to front, radiator, wood effect floor.

**BEDROOM 3: 8'5 x 7' (2.57m x 2.13m )**  
Double glazed window to front, radiator, wood effect floor.

**FAMILY BATHROOM: 7'11 x 6'1 (2.41m x 1.85m)**  
Obscure double glazed window to rear, chrome heated towel rail, refitted 3 piece white suite comprising panelled bath with mixer tap and shower over, close coupled wc and wash hand basin set on vanity unit with storage below, wall mounted mirrored cabinet, tiled walls, wood effect floor, extractor fan.

GROUND FLOOR:

**ENTRANCE HALLWAY:**  
Part obscure glazed wood panelled entrance door to front, double glazed window to side, radiator, staircase to first floor, wood effect floor, doors to:

**CLOAKROOM: 5'11 x 2'11 > 2'3 (1.80m x 0.89m > 0.69m )**  
Obscure double glazed window to front, chrome heated towel rail, refitted 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, wood effect floor.

**LIVING ROOM: 15'2 > 11'8 x 12'10 (4.62m > 3.56m x 3.91m )**  
Dual aspect room with double glazed windows to front and side, 2 radiators, built in under stairs storage cupboard with power point and lighting, wood effect floor, arch opening to:

**DINING ROOM: 10'9 x 8'6 (3.28m x 2.59m )**  
Double glazed sliding patio door opening onto rear garden, radiator, continuation of wood effect floor, door to:

**BEDROOM/OFFICE: 16' x 8'1 (4.88m x 2.46m )**  
Double glazed window to rear, radiator, wood effect floor.

**KITCHEN: 10'9 x 7' (3.28m x 2.13m )**  
Double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, refitted laminate work surfaces with inset 1 ½ bowl/single drainer ceramic sink unit, electric oven with gas hob to remain with extractor over, dishwasher to remain, space and plumbing for fridge/freezer and washing machine, part tiled walls, wood effect floor, wall mounted boiler.

**EXTERIOR - REAR GARDEN:**  
Commencing with a large raised decked seating area which is partly covered leading to remainder which is mainly laid to lawn with shingled and bark chipped beds to borders, timber storage shed, exterior cold water tap and light, side access path and gate leading to:

**FRONTAGE:**  
Low maintenance block paved frontage, side access path and gate leading to rear garden, driveway providing off road parking for 2 vehicles.

**TENURE & COUNCIL TAX BAND:**  
This property is being sold freehold and is Tax Band D.

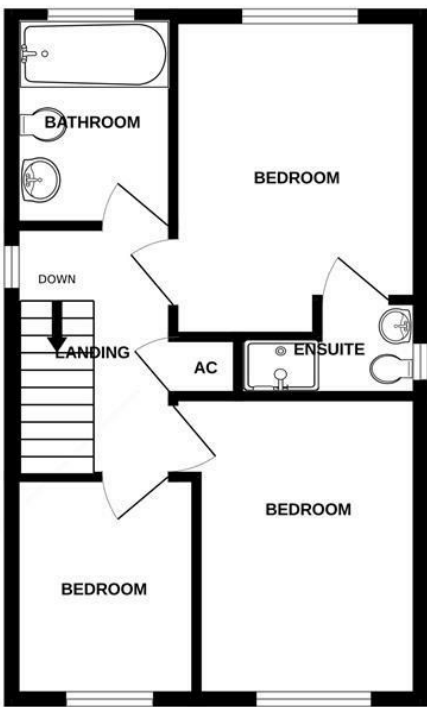
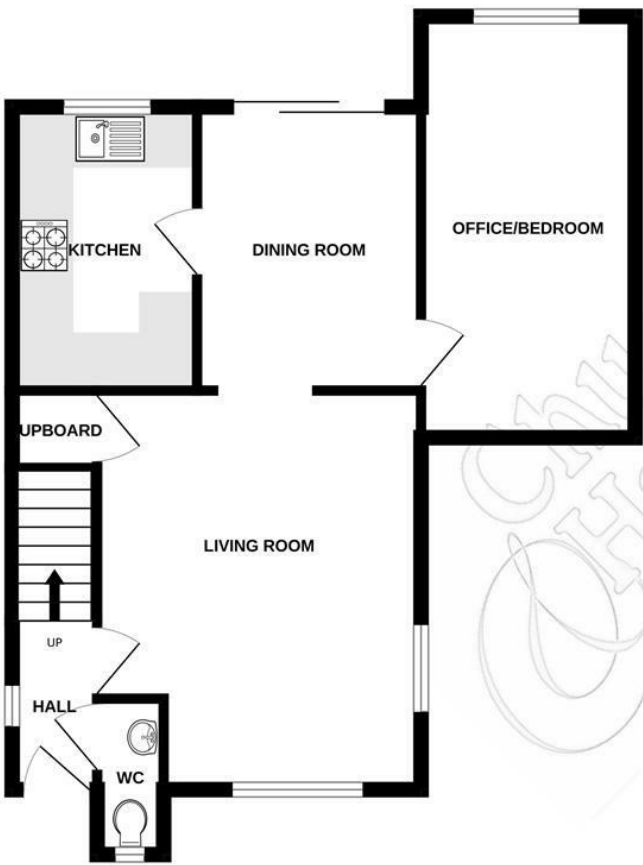
**AGENTS NOTE:**  
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment 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.



GROUND FLOOR

1ST FLOOR



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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