

www.churchandhawes.com

156 Station Road, Burnham on Crouch,  
Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 94 Imperial Avenue, Mayland, Essex CM3 6AJ

Price £395,000

**\*\*NO ONWARD CHAIN\*\*** Set along one of the waterside village of Mayland's most favoured and quiet turnings and enjoying a stunning rear garden in excess of 100' is this deceptively spacious semi-detached family home. Light and airy living accommodation commences on the ground floor with an inviting entrance hall leading to a living/dining room, kitchen/breakfast room, cloakroom and under stairs study/storage area while the first floor offers a spacious landing leading to four double bedrooms and a family bathroom. Externally, the property enjoys the aforementioned and generously sized rear garden while a low maintenance frontage provides off road parking for multiple vehicles and access to a garage. Viewing is strongly advised. Energy Rating D.





FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 13' x 11'7 (3.96m x 3.53m )

Double glazed window to front, radiator.

BEDROOM 2: 11'11 x 10'6 (3.63m x 3.20m )

Double glazed window to rear, radiator.

BEDROOM 3: 10'6 x 10' (3.20m x 3.05m )

Double glazed window to rear, radiator.

BEDROOM 4: 11'6 x 9'2 (3.51m x 2.79m )

Double glazed window to front, radiator, airing cupboard housing hot water cylinder.

FAMILY BATHROOM: 6'11 x 5'10 (2.11m x 1.78m )

Obscure double glazed entrance door to side, radiator, 3 piece white suite comprising panelled bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin, tiled walls, wood effect floor.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door and window to side, radiator, arch leading to generously sized under stairs storage area, staircase to first floor, wood effect floor, doors to:

CLOAKROOM: 4'5 x 3'9 (1.35m x 1.14m )

Obscure double glazed window to side, 2 piece white suite comprising low level WC and corner wash hand basin set on vanity unit with tiled splashback and storage cupboard below, wood effect floor.

LIVING/DINING ROOM: 22'5 x 11'8 (6.83m x 3.56m )

Double glazed sliding patio doors opening onto rear garden, double glazed window to rear, 2 radiators, wood effect floor.

KITCHEN/BREAKFAST ROOM: 14'1 x 13'6 (4.29m x 4.11m )

Double glazed window to front, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, cooker and dishwasher to remain, space and plumbing for fridge/freezer and washing machine, tiled walls, wood effect floor, wall mounted boiler.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area, remainder is mainly laid to lawn.

FRONTAGE:

Driveway providing off road parking for three vehicles, side access gate leading to rear garden, access to:-

GARAGE:

Up and over door to front.

TENURE & COUNCIL TAX INFORMATION:

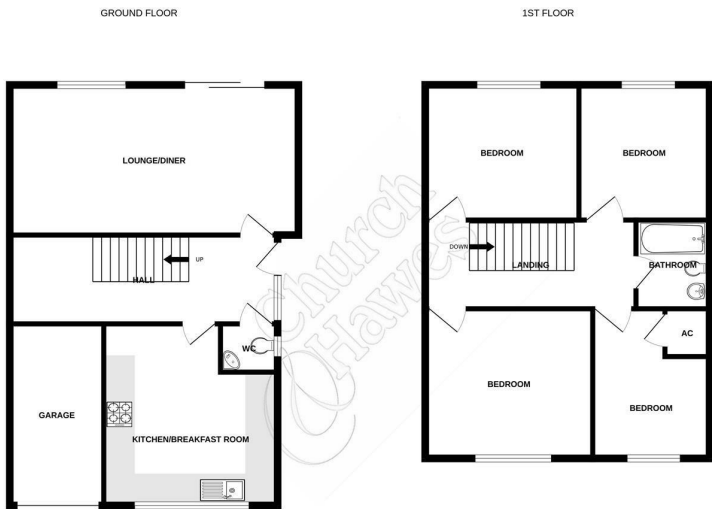
This property is being sold freehold and is Council Tax Band D.

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:

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 misstatement. This plan is for guidance 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 operation or efficiency can be given.  
Made with Maptopia (2023)

