

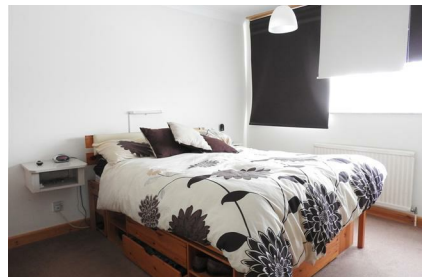
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## 4 George Cardnell Way, Mayland, Essex, CM3 6AT

### Guide price £329,950

A deceptively spacious four bedroom property with en-suite shower room, lounge separate dining room, kitchen and breakfast room. The property offers off street parking for several cars, plus a side garden accessible via double gates from the front which offers additional parking and access to a potential garage at the rear. The location is ideal for the local shops and restaurants plus the river with wonderful walks or private marina for the boating enthusiasts.

- Four bedrooms
- En-suite
- Lounge
- Dining room
- Kitchen
- Breakfast room
- Family bathroom
- Workshop/Garage
- Close to the river
- No onward chain

## Distances

Maylandsea Community Primary School - 0.6 miles  
Althorne train station into London Liverpool Street - 5 miles  
London Southend Airport - 23.1 miles  
(All mileages are approximate)

## GROUND FLOOR

### Entrance Hall

Part glazed entrance door, window to front and side.  
Coved ceiling, stairs to first floor.

### Guest bedroom

3.70m x 2.90m (12'1" x 9'6")  
Window to front, coved ceiling and door to:

### En-suite

Suite comprising enclosed shower cubicle with tiled walls, pedestal wash hand basin and low level wc.  
Part tiled walls and coved ceiling.

### Dining Room

4.23m x 3.91m (13'10" x 12'9")  
Coved ceilings, glazed French doors to Lounge and door to Breakfast room

### Lounge

6.42m x 3.23m (21'0" x 10'7")  
Two sets of French doors to rear, coved ceilings.  
Fitted entertainments unit to one wall incorporating storage cupboards and draws, electric fire and display shelves with concealed lighting.

### Breakfast room

2.77m x 2.39m (9'1" x 7'10")  
Window to side, opening to lounge and kitchen.

### Kitchen

4.38m x 2.34m (14'4" x 7'8")  
Window to front and obscure glazed door to side.  
Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround.  
Stainless steel sink unit with mixer taps. Space for cooker with extractor over. Space for washing machine, tumble dryer, dishwasher and fridge. Coved ceiling.

## FIRST FLOOR

### Landing

Stairs to ground floor, obscure glazed window to side, stairs to ground floor. Gas fired boiler, built in lined cupboard. Access to loft via pull down ladder, with lighting and boarding.

### Bedroom One

3.83m x 3.01m (12'6" x 9'10")  
Window to rear and coved ceiling

### Bedroom Two

3.34m x 3.24m (10'11" x 10'7")  
Window to front and coved ceiling, overstairs storage cupboard.

### Bedroom Three

3.11m x 1.74m plus wardrobe (10'2" x 5'8" plus wardrobe)  
Window to front and coved ceiling.

### Family bathroom

Two obscure windows to rear. Suite comprising Corner panelled bath with mixer taps and independent shower above, pedestal wash hand basin and low level wc. Tiled walls.

## EXTERIOR

### Front garden

Mainly block paved providing off street parking for several cars. Access to the entrance door and access to the side and rear garden via double gates providing additional parking.

### Rear garden

Commencing with a block paved patio which continues into the side garden. Remainder of the rear garden is mainly laid to lawn with a further paved seating to rear and access to:

### Workshop/garage 'L' shaped

8.30m > 2.90m x 5.42m > 1.74m (27'2" > 9'6" x 17'9" > 5'8")  
Could be used for garaging, lighting and power connected.

### Services

Mains gas central heating, mains water and drainage

### Directions

From our Latchingdon office turn right and follow the road to the mini roundabout proceed straight over signposted Mayland. On reaching Mayland turn left into the drive and then left into West Avenue where George Cardnell Way can be found on the right.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.