



BURNHAM
residential

Bespoke hybrid estate agents for Burnham & surrounding villages



38 Teal Avenue, Mayland, CM3 6TU

Guide price £450,000

- Detached family home
- Ensuite
- 21' living room
- Integrated appliances
- Driveway and garage
- Four double bedrooms
- Family bathroom
- Spacious kitchen breakfast room
- No onward chain

38 Teal Avenue, Mayland CM3 6TU

PRICE RANGE £450,000 - £475,000

Nestled in a CUL DE SAC LOCATION this deceptively spacious DETACHED FAMILY HOME, with FOUR DOUBLE BEDROOMS, and ensuite shower room to the main bedroom, boast a 21' LIVING ROOM, and a equally sized KITCHEN BREAKFAST ROOM, equipped with INTEGRATED APPLIANCES from DISHWASHER TO WINE CHILLER. Double doors open to a lush open garden with side gated access to DRIVEWAY AND GARAGE PARKING.



Council Tax Band:



Entrance Hall:-

Half glazed entrance door and side screen. Stairs to first floor and understairs recess. Walk-in cloaks cupboard. Tiled Flooring. Radiator.

Lounge:-

20'7" x 14'0" > 11'4")

Double glazed walk-in bay window to front with further windows to front and side. T.V point. Radiator.

Kitchen/Breakfast Room:-

21'0" max x 14'11

Double glazed walk-in bay window to rear with glazed french doors and side screens. Further windows to rear and side. Refitted kitchen with extensive range of matching units fitted to eye and base level, finished with wood effect work surfaces. Inset ceramic bowl sink unit and drainer grooves to side with tiled splashbacks. Built in double electric oven and five ring hob with extractor hood over. Integrated wine cooler and dishwasher. Space for American fridge/freezer. T.V Point. Tiled flooring. Radiator. Doors to:

Utility Room:-

Double glazed window to side. Units fitted to base level with laminate roll top work surface and matching surround. Stainless steel sink unit. Plumbing for washing machine. Tiled floor. Radiator.

Cloakroom:-

White suite comprising low level w.c. and pedestal wash hand basin with tiled splash back. Tiled Flooring.

First Floor:-

Landing:-

Stairs to ground floor. Airing cupboard housing hot water cylinder and immersion. Access to loft space.

Master Bedroom:-

15'3" x 11'8"

Double Glazed windows to rear and side, built in wardrobes. T.V point. Radiator. door to -

En-Suite:-

Obscure double glazed window to side. White suite comprising enclosed tiled shower cubicle, pedestal wash hand basin and low level w.c. Tiled Flooring. Inset spotlights. Radiator.

Bedroom Two:-

13'1" x 10'3"

Double glazed window to rear. Radiator.

Bedroom Three:-

12'0" x 11'8"

Double glazed window to front and side. T.V point. Radiator.

Bedroom Four:-

12'0" x 8'3"

Double glazed window to front and built-in cupboard. Radiator.

Bathroom:-

Double glazed obscure window to side. White suite comprising panelled bath with mixer taps and shower unit and tiled surround, pedestal wash hand basin with tiled splash back and low level w.c. Radiator. Inset spotlights. Extractor fan. Tiled flooring.

Exterior:-

Rear Garden:-

Commencing with a paved patio area overlooking the remainder of the gardens which are laid to lawn with steps up to a raised timber decking area to the rear. Gate to side.

Single Garage:-

Up and over door and parking to the front.



Directions

Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	