



Paul Mason Associates

The Vineyards, Hatfield Peverel, Essex, CM3 2EE  
Guide price £325,000



- No onward chain
- Approx 110' secluded rear garden
- Non estate location - Small turning of just 7 properties
- Two double bedrooms
- Good size bathroom
- Kitchen with utility area
- 19'10 x 17'4 max L shaped lounge/dining room
- Off street parking for three cars
- Double glazed windows and doors
- EPC - F

Situated in a desirable turning of just 7 properties, is this attractive double fronted semi detached bungalow, set in a secluded position and with a good size secluded rear garden measuring approx 110'.

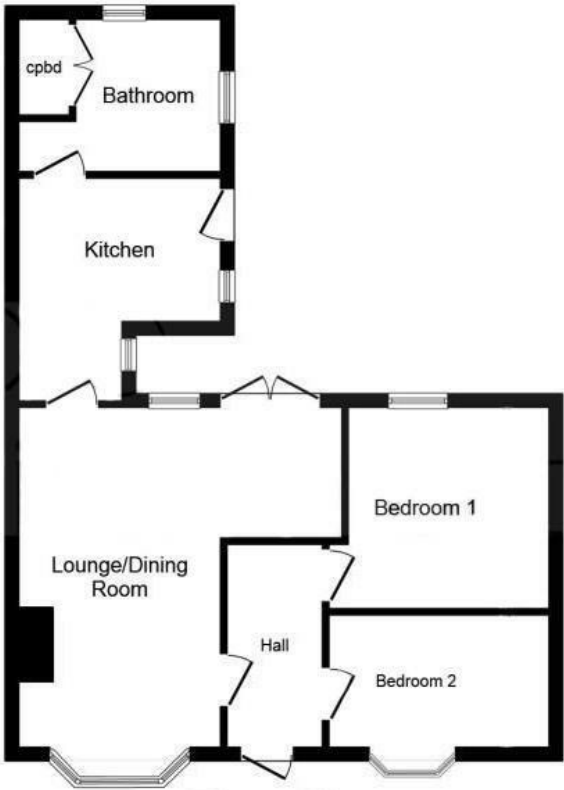
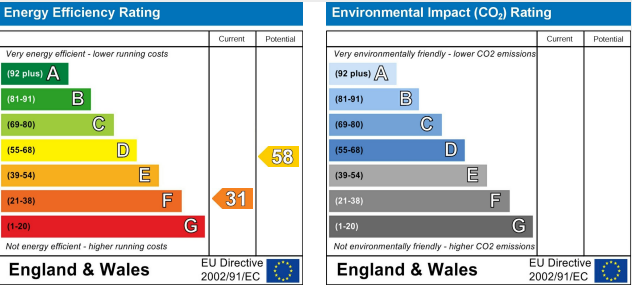
The property is offered for sale with the benefit of NO ONWARD CHAIN.

The deceptively spacious and well presented accommodation comprises two good size double bedrooms, large bathroom with corner bath, 19'10 x 17'4 max L shaped lounge/dining room and fitted kitchen with separate utility area.

The property also offers a driveway to front providing off street parking for two/three cars.

The property is ideally positioned just over half a mile from the train station with direct links to London Liverpool Street and also with easy access to the many village amenities including shops, dentist and bus service. There is also easy access to the A12, along with the nearby towns of Maldon and Witham and with Chelmsford being located approx 7 miles away.

An early viewing is advised to avoid disappointment.



Floor Plan

### Location.....

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded

Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

### Distances

Hatfield Peverel Railway Station feeding London Liverpool Street (0.6 miles)  
Chelmsford City Centre (7 miles)  
Witham Town Centre (2 miles)  
A12 Southbound (1 mile)  
A12 northbound (0.1 miles)  
London Stansted Airport (21.3 miles)  
(All mileages are approximate)

### ACCOMODATION

#### Entrance Hall

**L Shaped Lounge and Dining Area**  
6.06m x 3.70m (19'10" x 12'1")

**Kitchen & Utility Area**  
5.60m x 2.90 max (18'4" x 9'6" max)

#### Bathroom

**Bedroom One**  
3.77m x 2.98m (12'4" x 9'9")

**Bedroom Two**  
3.5m x 3.01m (11'5" x 9'10")

### EXTERIOR

**Driveway - Providing Off Street Parking**

**Approx 110' Rear Garden**

### Services

Oil fired central heating, mains drainage and mains water.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382 555.

### 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.





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