

Paul Mason Associates



Peverel Avenue, Hatfield Peverel, Essex, CM3 2NA

Guide Price £475,000 - £500,000

- Highly sought after non estate location
- Large double width plot measuring 100' x 65', with ample scope to extend or develop, subject to any required planning consent
- Three good size bedrooms
- 24'3 x 11'9 lounge
- L Shaped 18'4 x 11'8 re-fitted kitchen/dining room plus separate utility room
- Re-fitted shower room plus separate cloakroom/WC
- Double garage & ample off street parking
- Replaced UPVC double glazed windows
- No onward chain
- EPC - E

NO ONWARD CHAIN.....Situating in a highly sought after non estate location within Nounsley, on the outskirts Hatfield Peverel, is this extremely well presented, extended and much improved three bedroom semi detached bungalow. The property boasts a large double width well maintained plot, measuring approximate 100' x 65', with extensive gardens to the front, side and rear, with ample scope to extend or develop subject to any required planning consent. The accommodation comprises three good size bedrooms, re-fitted modern shower room plus separate cloakroom, 24'3 x 11'9 lounge, spacious L shaped re-fitted 18'4 x 11'8 max kitchen/dining room plus separate re-fitted utility room. The property also boasts a detached double garage with electric up and over door to front, ample off street parking and replaced UPVC double glazing. The property is ideally positioned approx 1.8 miles from the train station and within short walking distance of open countryside offering an array of amazing walks and also the nearby Recreational Park. EARLY VIEWING STRONGLY ADVISED.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Distances

Hatfield Peverel Railway Station feeding London
Liverpool Street (1.8 miles)
A12 Northbound (1.5 miles)
A12 Southbound (2.1 miles)
Maldon Town Centre (4 miles)
Chelmsford City Centre (9 miles)

All distances are approximate

ACCOMMODATION

Wide Entrance Hall

UPVC double glazed entrance door. Wall mounted electric storage heater. Telephone point. Coved ceiling.

Bedroom One

3.65m x 3.65m (11'11" x 11'11")
Double glazed window to front. An extensive range of fitted furniture to remain including wardrobes, overhead storage cupboards and 1 matching bedside cabinet. Coved ceiling. TV point.

Bedroom Two

3.64m x 2.27m (11'11" x 7'5")
Double glazed window to side. Coved ceiling.

Bedroom Three

3.03m x 2.47m (9'11" x 8'1")
Double glazed window to side. Coved ceiling.

Re-fitted Shower Room

Obscure double glazed window to rear. Re-fitted white suite comprising low level WC and vanity wash hand basin with storage below. Large shower cubicle. Airing cupboard. Chrome effect heated towel rail.

Lounge

7.40m x 3.59m (24'3" x 11'9")
Double glazed window to front. Feature brick fireplace with fitted multi fuel burner. Coved ceiling. Wall mounted electric storage heater. TV point. Telephone point. Wall light points.

L Shaped Kitchen/Dining Room

5.59m x 3.56m max (18'4" x 11'8" max)
Double glazed French doors and window to rear. Double glazed door to utility room. An extensive range of modern re-fitted units to base and eye level. Appliances to remain including wall mounted oven and hob. Laminate work surfaces with matching upstands, incorporating large stainless steel sink unit with drainer and mixer taps. Tiled flooring. Wall mounted electric storage heater. Coved ceiling. Sliding glazed door leading to lounge.

Utility Room

Stable door to side. Skylight window. A range of re-fitted units incorporating full height fridge/freezer. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Water softener and water filter.

Cloakroom

Double glazed window to rear. Suite comprising low level WC and pedestal wash hand basin.

EXTERIOR

Double Garage

6.07m x 5.10m (19'10" x 16'8")
Electric up and over door to front. Power and light connected. Window and door to side.

Front & Side Garden

Driveway leading to five bar gate, opening to additional parking leading to the garage. Extensive and well maintained lawned gardens with various mature flowers, trees and shrubs. Timber framed shed with power and light to remain. Feature paved patio area with various flowers and shrubs. Gate giving access to rear garden.

Rear Garden

A secluded and well maintained rear garden commencing with a block paved patio area and path leading to the rear of the garden. Various flowers and shrubs and fencing to boundaries.

Property Services

Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Electric
Local Authority - Braintree

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

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.



Floor Plan



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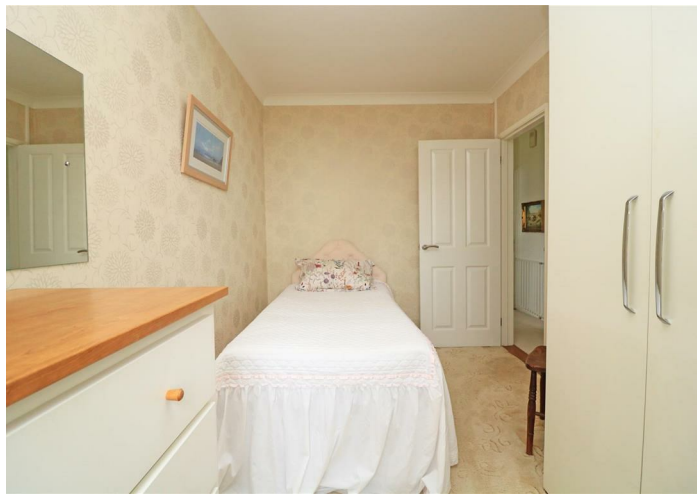
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