

Paul Mason Associates



Church Road, Hatfield Peverel, Essex, CM3 2LB
Offers in excess of £350,000

- Sought after location, within walking distance of village amenities and approx 0.7 miles from Hatfield Peverel Train Station
- Good size secluded rear garden
- Two double bedrooms
- Ground floor wet room and first floor shower room
- 20'1 x 10'4 max lounge plus separate dining room
- 19'9 x 8'2 fitted kitchen/breakfast room
- Single garage plus driveway providing off street parking
- Gas central heating with boiler installed in 2023
- Non estate location with Hatfield Peverel Cricket Club to the front
- EPC - D

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

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			
EU Directive 2002/91/EC			
England & Wales			

Situated in a highly sought after location, within walking distance of the local amenities and approx 0.5 miles from the Primary School and 0.7 miles to the train station, is this spacious two double bedroom semi detached house. The property boasts ample scope to extend and improve, subject to any required planning consent. To the ground floor the accommodation includes a 20'1 x 10'4 max lounge, separate dining room, 19'9 x 8'2 fitted kitchen/breakfast room and wet room. The first floor offers two large double bedrooms, which could easily be adapted to provide three bedrooms, and a shower room. The property also boasts a good size secluded rear garden, single garage, driveway providing off street parking and gas central heating with the boiler being installed in 2023. An internal viewing is highly recommended to appreciate this splendid property.



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
 Plan produced using PlanUp.

Distances

A12 Northbound - 0.8 miles
A12 Southbound - 0.7 miles
Hatfield Peverel Train Station - 0.7 miles
Hatfield Peverel Junior School - 0.5 miles
Chelmsford City Centre - 6.3 miles
Stanstead Airport - 21.8 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door and obscure double glazed side screen. Radiator. Dado rail. Coved ceiling. Stairs to 1st floor. Large built-in under stairs storage cupboard. Further built-in under stairs storage cupboard.

Wet Room

Obscure double glazed window to rear. White suite low-level WC and vanity wash handbasin. Large open shower area with tiled shower. Fully tiled walls. Extractor fan. Heated towel rail.

Lounge

6.13m x 3.17m max (20'1" x 10'4" max)
Double glazed window to front and double glazed French doors to rear. Laminate flooring. Feature fireplace. Coved ceiling. Radiator.

Kitchen/Breakfast Room

6.04m x 2.49m (19'9" x 8'2")
Double glazed window to front and rear and double glazed door to rear. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Built-in oven with gas hob above extractor hood over. Space for fridge and additional full height fridge/freezer. Two radiators. Tiled flooring. Wall mounted gas fired boiler installed in 2023.

Dining Room

3.53m x 2.36m (11'6" x 7'8")
Double glazed window to rear and doors to both sides. Laminate flooring.

FIRST FLOOR

Bedroom One

5.62m x 2.90m (18'5" x 9'6")
Double glaze windows to front side and rear. Laminate flooring. Coved ceiling. Access to loft

area radiator. Built-in storage cupboard.

Bedroom Two

5.46m x 3.24m max (17'10" x 10'7" max)
Double glazed windows to front and rear. Laminate flooring. Loft access. Coved ceiling. Radiator. Built-in double with storage cupboard.

Shower Room

Obscure double glazed window to rear. Low-level WC and vanity wash hand basin with mixer taps. Shower cubicle with tiled surround and fitters glass shower screen. Heated towel rail. Inset spotlighting.

EXTERIOR

Garage

5.15m x 2.49m (16'10" x 8'2")
Up and over door to front. Window to rear. Power and light connected. Door to covered side walkway.

Front Garden

Driveway leading to garage providing off street parking. Lawned garden is with various flowers and shrubs. Outside lighting. Gate to side leading to covered walkway with access to rear garden and the property.

Rear Garden

A good size secluded rear garden commencing with a private decking area. Remainder laid to lawn with various flowers and shrubs and fencing to boundaries. Larger summerhouse to remain. Access to front. Outside lighting.

Services

Gas central heating with boiler installed in 2023. Mains drainage and electric connected.

Viewings

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



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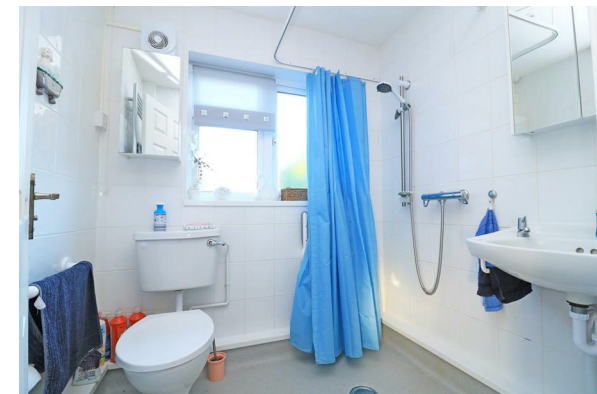
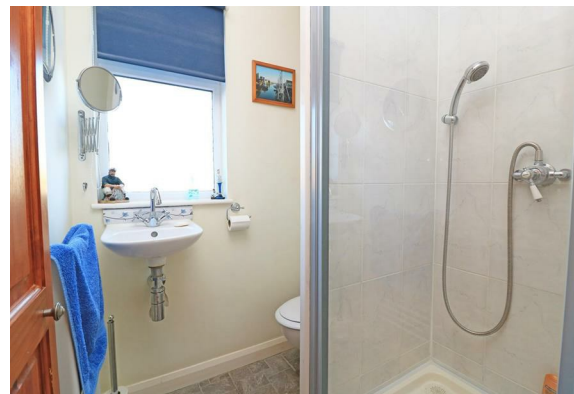
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