

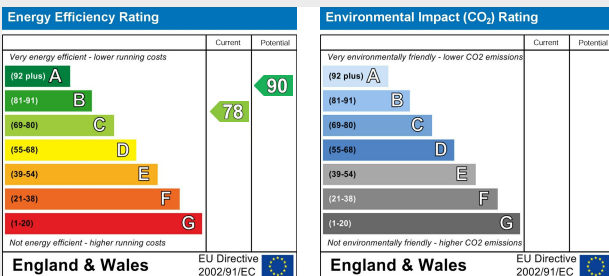
Paul Mason Associates



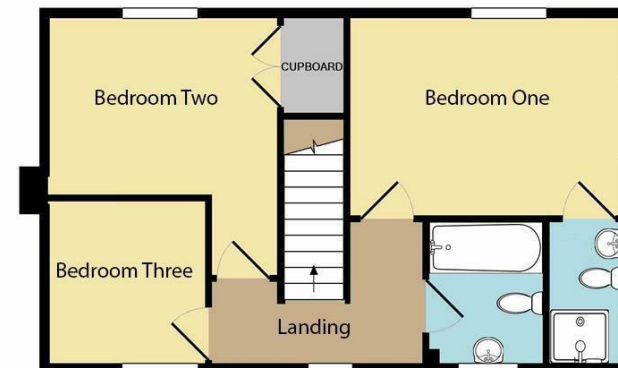
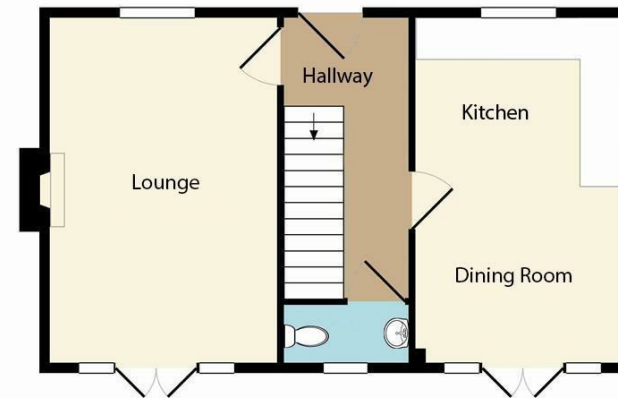
The Street, Hatfield Peverel, Essex, CM3 2ET

Guide Price £425,000 - £440,000

- Three bedroom detached house
- Built in 2014 and presented to a high standard throughout
- Modern family bathroom, en-suite shower room and ground floor cloakroom
- Dual aspect 16'7 x 11' lounge
- High gloss fitted kitchen/dining room with integrated appliances
- Spacious entrance hall
- Well maintained rear garden
- Parking to the rear for two cars
- 0.5 miles from the train station and easy access to the village amenities
- EPC - TBC



Guide Price £425,000 - £440,000A modern and extremely well presented three bedroom detached house, ideally located within walking distance of the village amenities including mainline train station direct to London Liverpool Street and also the highly regarded St Andrews Junior School. The property, which was built in 2014, benefits from a modern high gloss fitted kitchen/dining room with a range of integrated appliances, spacious entrance hall, dual aspect 16'7 x 11' lounge, good size bedrooms and modern family bathroom, en-suite shower room and ground floor cloakroom. Externally there is a well maintained private rear garden, along with parking to the rear for two cars. An internal viewing is highly recommended to appreciate this stylish detached family home.



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 Train Station (0.5 miles)

Hatfield Peverel Primary and Junior School (0.8 miles)

London Stansted Airport (28.5 miles)

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Composite entrance door. Stairs to first floor. Tiled Floor and understairs recess area.

Cloakroom

Obscure double glazed window to rear. Modern white suite comprising vanity wash hand basin with mixer taps and tiled splash back. Low level WC. Tiled floor and inset ceiling lighting. Radiator.

Lounge

5.08m x 3.36m (16'7" x 11'0")

Double glazed window to front and double glazed french doors to rear. Raised feature fireplace with gas flame effect fire. Radiator. LVT Herringbone flooring. TV point.

Kitchen/Dining Room

5.05m x 3.07m (16'6" x 10'0")

Double glazed window to front and side and double glazed French doors to rear garden. A range of modern high gloss units fitted to eye and base level, finished with granite work surfaces and matching upstand. Integrated appliances including full height fridge/freezer, washing machine, dishwasher and oven with hob above and extractor hood over.

Tiled floor and inset ceiling lighting.
Radiator.

FIRST FLOOR

Bedroom One

4.05m x 2.90m (13'3" x 9'6")

Double glazed window to front and side. Radiator. Door to:

En-suite

Obscure double glazed window to side. Modern suite comprising shower cubicle, vanity wash hand basin with mixer taps and low level WC. Tiled floor and walls. Inset spot lighting. Chrome effect heated towel rail.

Bedroom Two

3.49m max x 3.41m (11'5" max x 11'2")

Double glazed window to front. Double width storage cupboard housing hot water cylinder and immersion. Radiator.

Bedroom Three

2.33m x 2.30m (7'7" x 7'6")

Double glazed window to rear. Radiator.

Family Bathroom

Obscure double glazed window to rear. Modern white three piece suite

comprising panelled bath with mixer taps and shower over. Pedestal wash hand basin with mixer taps and low level WC. Tiled walls and floor. Inset spot lighting. Chrome effect heated towel rail.

Landing

Double glazed window to rear. Access to loft via pull down ladder and lighting. Stairs to ground floor.

EXTERIOR

Two allocated parking spaces.

Rear and Side Garden

A well maintained secluded garden commencing with a private paved patio area. Remainder laid to lawn with various flowers and shrubs. Courtesy gate to rear leading to the parking area. Timber shed. Outside lighting and water tap.

Front Garden

Paved area with picket fence to boundary. Access to entrance porch with lighting.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating
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.



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