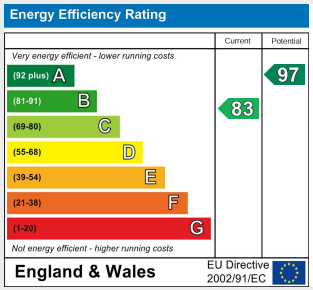
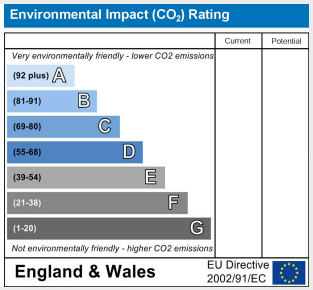
Paul Mason
Associates
Upson Walk, Hatfield Peverel, CM3 2FS
Guide Price £350,000 - £375,000

- Two-bedroom semi-detached home in the sought-after Old Dairy Approach development
- Just a stone's throw from Hatfield Peverel train station with train links into London Liverpool Street
- Entrance hallway with a spacious ground-floor cloakroom
- Comfortable lounge leading through to a spacious kitchen/diner
- Integrated washing machine, space for a fridge/freezer plus upgraded Amtico flooring throughout the ground floor
- Two well-proportioned double bedrooms
- Upgraded three-piece family bathroom with full-height tiling around the shower
- Landscaped south-east facing rear garden with enlarged patio, artificial lawn and shed
- Driveway parking for two vehicles
- EPC - B





GUIDE PRICE £350,000 - £375,000.....Situated within the sought-after Old Dairy Approach development, this well-presented two-bedroom semi-detached home offers modern and spacious accommodation, ideally positioned just a stone's throw from Hatfield Peverel train station, making it an excellent choice for commuters and first-time buyers alike.

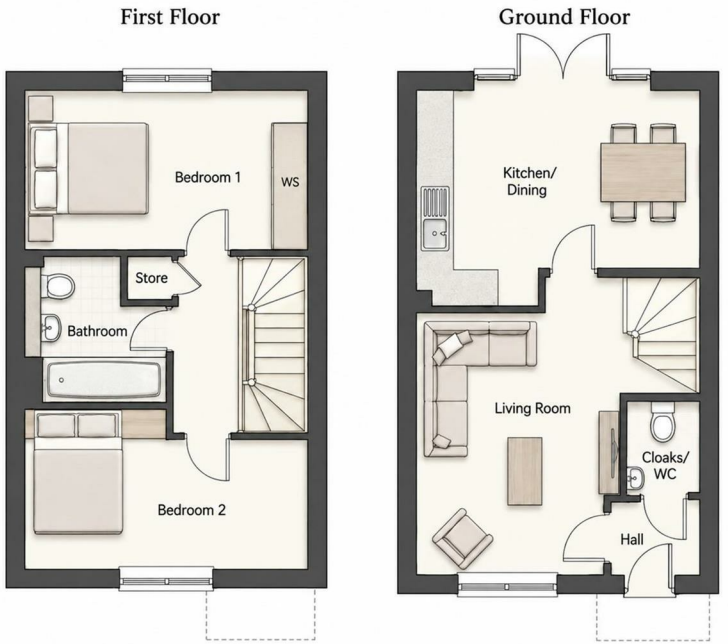
The property is welcomed by an entrance hallway with access to a spacious cloakroom, before leading through to the comfortable lounge. To the rear is the kitchen/diner, offering plenty of space for a dining table and featuring double doors opening directly onto the rear garden. The kitchen benefits from an integrated washing machine and there is space for a fridge/freezer, while Amtico flooring throughout the ground floor was selected as an upgrade when the property was originally purchased.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom offers an excellent amount of space with space for fitted wardrobes to be installed if required. Completing the first floor is the three-piece family bathroom, which has also been upgraded with full-height tiling around the shower area.

Outside, the south-east facing rear garden has been thoughtfully landscaped by the current owners, with an enlarged patio providing plenty of space for outdoor seating and entertaining. The remainder is laid with low-maintenance artificial lawn, complemented by established trees providing additional privacy and a useful shed for storage.

A side gate provides access to the driveway, which offers off-road parking for two vehicles. Overall, this is a modern, low-maintenance home in a particularly convenient location, combining excellent access to the station with well-presented accommodation and a private landscaped garden.

INTERNAL VIEWING IS HIGHLY ADVISED!



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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
4.17m x 3.13m (13'8" x 10'3")

Kitchen/Diner
4.02m x 3.36m (13'2" x 11'0")

Cloakroom

FIRST FLOOR

Landing

Bedroom One
3.55m x 2.70m (11'7" x 8'10")

Bedroom Two
4.04m x 3.36m (13'3" x 11'0")

Family Bathroom
2.35m x 1.67m (7'8" x 5'5")

EXTERIOR

Rear Garden

Driveway for 2 Vehicles

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Braintree

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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