



Paul Mason Associates

Meadow Bank, Hatfield Peverel, Essex, CM3 2DE
Offers In Excess Of £750,000

- Private turning of just two properties
- Secluded and mature plot approaching half an acre
- Extended detached spacious family home
- Four double bedrooms
- 27'1 x 11'8 kitchen/dining room plus separate utility room
- 21' x 16'2 lounge plus separate study
- Two garages plus ample parking
- Useful outbuildings including summerhouse and hobby room/home gym
- Potential to extend or develop, subject to any required planning consent
- EPC - C

Situated in a private road of just two properties, is this extended detached family home, boasting a secluded and mature plot approaching half an acre. The property is well secluded from the road, but yet within walking distance of the village amenities and approx half a mile from the train station with direct links to London Liverpool Street. 'The Pines' is centrally positioned within the plot, with ample space to both sides and rear, offering room to extend further, subject to any required planning consent. To the first floor the accommodation offers four good size double bedrooms with modern en-suite shower room to master bedroom plus family bathroom. The ground floor boasts a spacious entrance hall, 21' x 16'2 lounge, 27'1 x 11'8 open plan kitchen/dining room plus separate utility room, study and cloakroom/WC. Externally the property also feature two single garages, various outbuildings including a summerhouse and useful large hobby room/home gym and driveway providing ample off street parking. Given the properties position and good size plot, it also has development potential as a building plot for several properties, again subject to required planning consent. EARLY VIEWING ADVISED.

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			
England & Wales		EU Directive 2002/91/EC	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	EU Directive 2002/91/EC



Produced by Property Trader 01245 323355Disclaimer: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

Hatfield Peverel Train Station - 0.5 miles

Hatfield Peverel Primary School - 0.9 miles

A12 Northbound - 0.5 miles

A12 Southbound - 0.4 miles

Chelmsford Town Centre - 6.9 miles

Stansted Airport - 21.7 miles

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC entrance door. Stairs to first floor with under stairs recess area. Radiator. Coved ceiling.

Cloakroom

Window to side

Lounge

21'0" x 16'2"

Double glazed window to front and double glazed sliding patio doors to rear. Laminate flooring. Feature full height stoned fireplace with fitted log effect gas fire. Radiator. Wall light points. Wood panelled ceiling. TV point.

Study

10'8" s 9'8"

Kitchen/Dining Room

27'1" x 11'8"

Dining Area:- Double glazed window to front. Laminate flooring. Radiator. Coved ceiling. Inset LED spot lighting. Open plan through to:-

Kitchen Area:- Double glazed window to rear. An extensive range of fitted units to eye and base level incorporating display shelving and drawer pack units. Roll top work surfaces incorporating fitted breakfast bar and sink unit with mixer taps. Space for Range style cooker with extractor hood over. Built in combination microwave/oven. Space and plumbing for dishwasher. Tiled flooring. Coved ceiling. Inset LED spot lighting. Door to:-

Utility Room

9'8" x 8'5"

Double glazed window to rear and obscure double glazed door to side. Fitted units to eye and base level. Roll top work surfaces incorporating Butler sink unit. Tiled flooring. Coved

ceiling. Inset lighting. Door to garage one.

FIRST FLOOR

Bedroom One

15'0" + wardrobes x 14'0"

Double glazed window to front and side. An extensive range of built in wardrobes to one wall with mirrored sliding doors. Radiator. Coved ceiling. Door to:-

En-Suite

Obscure double glazed window to front. Modern white suite comprising shower cubicle with tiled surround, vanity wash band basin with mixer taps and storage surrounding and low level WC. Fully tiled walls. Coved ceiling.

Bedroom Two

12'4" x 9'10"

Double glazed window to rear. Radiator. Coved ceiling. Laminate flooring.

Bedroom Three

10'8" x 10'7"

Double glazed window to rear. Radiator. Coved ceiling. Laminate flooring. Built in storage cupboard.

Bedroom Four

10'7" x 9'10"

Double glazed window to front. Radiator. Coved ceiling. Laminate flooring. Large built in storage cupboard with lighting, used as a small office

Family Bathroom

Obscure double glazed window to rear. White suite comprising bath with mixer taps and shower over. Pedestal wash hand basin with mixer taps and low level WC. Coved ceiling. Fully tiled walls and flooring. Chrome effect heated towel rail.

Landing

Stairs to ground floor. Airing cupboard. Coved ceiling. Storage cupboard. Access to insulated and partially boarded loft.

EXTERIOR

Gardens

The property boasts a splendid mature and secluded plot approaching half an acre and is approached via a private shingled drive, leading to this property and just one other. The property boasts

an extensive range of mature flowers, trees and shrubs, along with large lawned gardens to all sides. Large paved patio with feature pond and water feature. Outside lighting and water tap. Large driveway to front providing ample off street parking. Further lighting to front. Good size timber framed shed with power and lighting.

Summerhouse

19'5" x 12'5"

A detached summerhouse with power and light connected.

Hobby Room/Home Gym

24'8" x 13'4"

A splendid detached multi purpose room, ideal as a hobby room or home gym, but which could easily be converted to suit any requirements. Power and light connected.

Garage One

Up and over door to front. Power and light connected. Door to utility room.

Garage Two

A further single garage located separate to the property on the entrance to the driveway, with additional parking to front.

Services

Gas central heating. Mains water supply and drainage.

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.

Viewings

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



Paul Mason Associates

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