

Paul Mason Associates



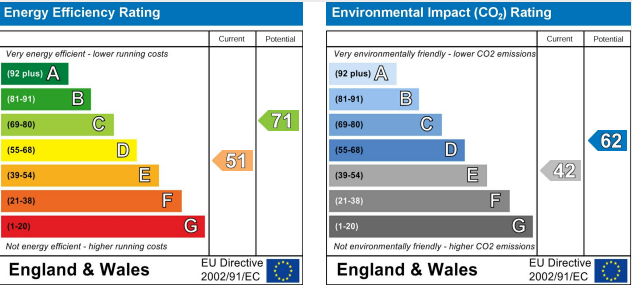
Toulmin Road, Hatfield Peverel, Essex, CM3 2JB

Guide price £495,000



- Sought after cul-de-sac location
- Four bedrooms
- Modern en-suite and family bathroom
- Four reception rooms
- 14' x 9'6 conservatory
- 16'4 x 8'4 max kitchen/breakfast room
- 72' secluded rear garden
- Within walking distance of the train station, primary school and amenities
- Well presented throughout
- Double glazed windows & gas central heating

A well presented and much improved four bedroom semi detached property which has been extended to offer good size accommodation throughout. The property is situated in a sought after cul-de-sac location within walking distance of the train station, Primary School and other village amenities including shops and bus service. The accommodation is ideal for the growing family and consists of four bedrooms, modern family bathroom with additional door to bedroom one, further modern en-suite shower room to bedroom two, 21'3 x 12'1 lounge, separate dining room, playroom, study, 16'4 x 8'4 max fitted kitchen, 14' x 9'6 conservatory and ground floor cloakroom. The property also offers a secluded 72' rear garden, ample off street parking, garage area ideal for storage, gas central heating and double glazed windows.



## Distances

Hatfield Peverel Train Station 0.8 miles  
A12 Northbound 0.5 miles  
A12 Southbound 0.8 miles  
Hatfield Peverel Primary School 0.5 miles  
Chelmsford City Centre 7 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

Part obscure double glazed entrance door. Double glazed windows to front and side. Tiled flooring. Coved ceiling. Obscure glazed door to:-

#### Entrance Hall

Stairs to first floor. Under stairs storage cupboard. Karndean flooring. Radiator. Coved ceiling.

#### Lounge

6.48m x 3.70m (21'3" x 12'1" )  
Double glazed window to front. Feature fireplace with fitted gas fire. Coved ceiling. Dado rail. TV point. Two radiators. Telephone point.

#### Dining Room

3.05m x 2.45m (10'0" x 8'0" )  
Double glazed sliding patio doors to rear. Wood flooring. Radiator. Dado rail. Coved ceiling. TV point.

#### Kitchen

4.99m x 2.56m max (16'4" x 8'4" max)  
Double glazed window to rear. A range of modern fitted units to base and eye level incorporating glass display units, drawer pack units and full height units. Laminate roll top work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Integrated full height fridge and dishwasher. Range

style cooker to remain with extractor hood over. Space and plumbing for washing machine and tumble dryer. Concealed lighting under eye level units. Tiled flooring. Part tiled walls. Radiator. Inset spot lighting.

#### Playroom/Office

4.59m x 2.97m max (15'0" x 9'8" max)  
Double glazed sliding patio doors leading to conservatory. Wood flooring. Coved ceiling. Inset spot lighting.

#### Study

2.88m x 2.14m (9'5" x 7'0" )  
Double glazed window to front. Radiator. Wood flooring.

#### Conservatory

4.28m x 2.91m (14'0" x 9'6" )  
Double glazed windows to rear and side and French doors to rear. Wood flooring. Radiator. TV point.

#### Cloakroom

Obscure double glazed window to rear. White suite comprising low level WC and vanity wash hand basin with mixer taps and tiled splash back. Coved ceiling. Extractor fan.

### FIRST FLOOR

#### Bedroom One

5.09m > 2.81m x 4.07m + wardrobes (16'8" > 9'2" x 13'4" + wardrobes)  
Two double glazed windows to front and double glazed window to side. Extensive range of built in wardrobes to one wall with hanging space and shelving. Further large built in double wardrobe housing hot water cylinder. Coved ceiling. Two radiators. Door to En-suite/Family Bathroom.

#### En-suite/Family Bathroom

Door to Bedroom One and Landing.

Obscure double glazed window to rear. Modern white four piece suite comprising panelled bath with mixer taps and shower attachment, low level WC, vanity wash hand basin with mixer taps and storage cupboard below, separate shower cubicle with tiled surround and fitted glass shower screen. Inset spot lighting. Two chrome effect heated towel rails. Fully tiled walls and tiled flooring. Coved ceiling and inset lighting.

#### Bedroom Two

4.60m > 2.99m x 3.08m (15'1" > 9'9" x 10'1" )  
Double glazed window to front. Feature fireplace. Radiator. Coved ceiling. Door to:-

#### En-suite Shower Room

Obscure double glazed window to front. Modern white suite comprising low level WC with concealed cistern and vanity wash hand basin with mixer taps and storage cupboard below. Separate shower cubicle with tiled surround and fitted glass shower screen. Part tiled walls. Coved ceiling. Inset spot lighting. Chrome effect heated towel rail.

#### Bedroom Three

3.35m x 2.54m (10'11" x 8'3" )  
Double glazed window to rear. Two built in single wardrobes/storage cupboards. Radiator. Coved ceiling.

#### Bedroom Four

2.41m x 2.40m (7'10" x 7'10" )  
Double glazed window to rear. Radiator. Coved ceiling.

#### Landing

Stairs to ground floor. Two boarded loft accesses with lighting. Coved ceiling.

### EXTERIOR

## Garage

2.89m x 2.43m (9'5" x 7'11" )  
Remainder of garage area ideal for storage with twin opening doors to front. Wall mounted gas fired boiler. Power and light connected. Door into main house.

## Rear Garden

21.95m long (72' long)  
A secluded well maintained rear garden commencing with a paved patio area. Remainder laid to lawn with various flower, tree and shrub borders and an allotment area. Fencing to boundaries. Side access via gate. Timber framed shed to remain. Outside lighting and water tap.

## Front Garden

Block paved driveway providing ample off street parking. Lawned gardens with flowers and shrubs. Outside lighting.

## Services

Mains gas central heating. Mains water supply and drainage.

## 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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