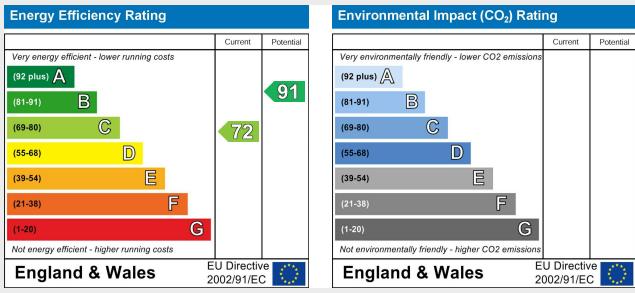




Garden Field, Hatfield Peverel, Essex, CM3 2LQ

Offers In Excess Of £325,000

- Semi detached bungalow
- Two bedrooms
- Bathroom
- Lounge
- Kitchen
- Rear garden
- Car port
- Cul-de-sac position
- Hatfield Peverel Railway Station - 0.7 miles
- EPC - C



A two bedroom semi detached bungalow situated in a desirable cul-de-sac within walking distances of the local amenities including park, doctors, shops and mainline train station. The property comprises lounge, separate kitchen, shower room and two bedrooms. There are gardens to the front and rear as well as off street parking and car port. The village of Hatfield Peverel is situated just off the A12 to the north of Chelmsford City and a short drive to the market town of Maldon offering wonderful river walks. To fully appreciate this property an internal viewing is highly recommended.



Total area: approx. 481.2 sq. feet

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

Hatfield Peverel Railway Station - 0.7 miles
Hatfield Peverel Primary School - 0.8 miles
A12 Northbound - 0.8 miles
A12 Southbound - 0.7 miles
Chelmsford City Centre - 7 miles

All distances are approximate.

Accommodation

Entrance Hall

Part glazed entrance door to side. Inset lighting and alarm control panel. Fitted carpets, built in storage cupboard and access to loft space with lighting via ladder housing gas fired boiler. Door to:-

Lounge

4.86m x 3.21m (15'11" x 10'6")
Double glazed window to front.
TV point, power and light points.
Fitted carpets, coved ceiling and radiator. Door to inner hallway and door to:-

Kitchen

3.07m x 1.54m (10'0" x 5'0")
Double glazed window to front.
Range of re-fitted oak finished eye and base level units finished with a laminated work surfaces with tiled surround, inset sink

unit with drainer and mixer taps. Plumbing for washing machine, space for fridge, built in gas hob and electric oven with extractor over. Inset lighting and wooden laminate flooring.

Inner Hall

Fitted carpet and doors to:-

Bedroom One

4.05m x 2.71m (13'3" x 8'10")
Double glazed window, fitted carpet, radiator and built in bespoke triple corner wardrobes unit.

Bedroom Two

3.16m x 2.48m (10'4" x 8'1")
Double glazed french doors to the rear garden, fitted carpet and radiator.

Shower Room

Obscure double glazed window to side. Suite comprising double width shower cubicle with glass screen, shower over and tiled surround, low level WC and pedestal wash hand basin. Fully tiled walls and floor, heated towel rail and inset lighting.

EXTERIOR

Rear Garden

A well maintained south facing garden which is mainly laid to lawn with mature flower and

shrub borders, enclosed by panel fencing. Patio area and footpath to rear of garden with garden shed. Access to the front via a side gate.

Front Garden

Mainly laid to lawn with mature flower and shrub borders. There is an off street parking area for two cars, one of which is under the car port to one side. The driveway also gives access to the entrance door and rear garden via side gate.

Services

Gas central heating, mains drainage and water.

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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