

Paul Mason Associates



New Road, Hatfield Peverel, Essex, CM3 2HZ

Guide price £325,000

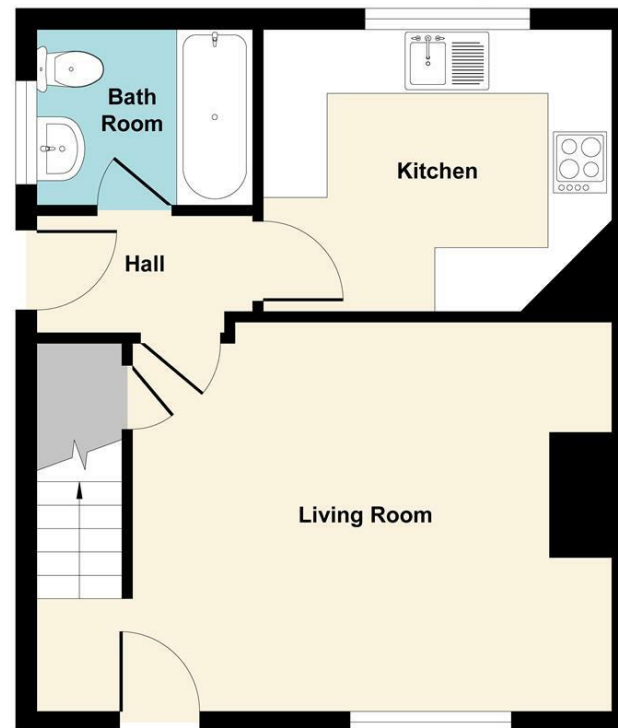
- Gas central heating
- Generous corner plot with approx 75' x 33' rear garden
- Three bedrooms
- Modern en-suite shower room plus ground floor bathroom
- 17'11 x 12'1 lounge/dining room
- Modern kitchen/breakfast room
- Driveway providing off street parking
- Approx 0.6 miles to train station
- Easy access to A12 and Chelmsford City Centre
- EPC - D

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			

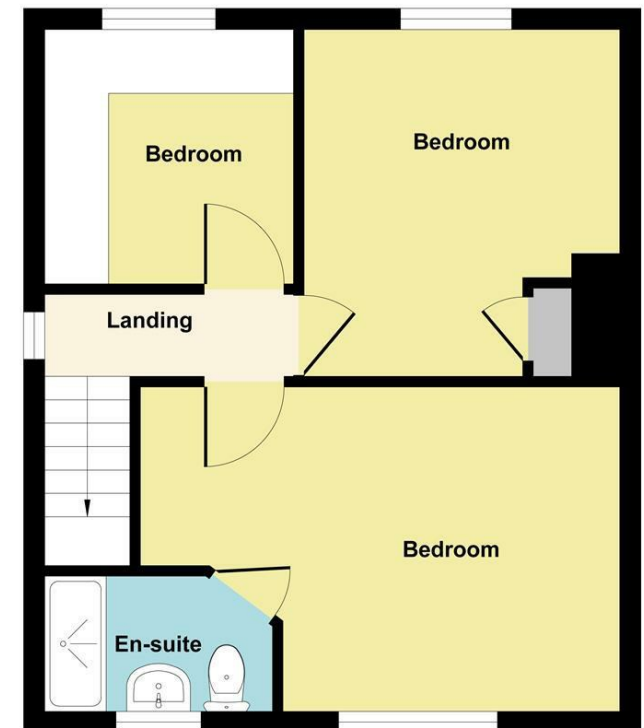
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

****GUIDE PRICE £325,000 - £350,000****Situating in a popular location, approx 0.6 miles from the train station with direct links to London Liverpool Street, is this well presented three bedroom semi-detached property situated on a generous corner plot with good size rear garden measuring approx 75' x 33'. The accommodation comprises three good size bedrooms, modern en-suite shower room to master bedroom, ground floor family bathroom, lounge and modern fitted kitchen/breakfast room. The property is also ideally positioned within short walking distance of many local amenities, along with the nearby Recreational Park, and also approx half a mile from the highly regarded St Andrews Junior School. The property also benefits from off street parking to front, along with ample space to the side to extend, subject to any required planning consent.

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Ground Floor



First Floor

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 Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

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 - 0.6 miles
Hatfield Peverel Primary School - 0.5 miles
A12 Southbound - 1.1 miles
A12 Northbound - 0.4 miles
Chelmsford City Centre - 7.5 miles

(All distances are approximate)

Accommodation

GROUND FLOOR

Lounge/Dining Room

5.47m x 3.69m (17'11" x 12'1")
Double glazed window to front. Stairs to first floor with under stairs storage cupboard. Brick fireplace with gas flame effect fire. Coved ceilings. Laminate flooring. Radiator.

Rear Lobby

Part double glazed door to side.

Kitchen/Breakfast Room

3.29m x 2.62m (10'9" x 8'7")
Double glazed window to rear. A range of matching modern white gloss units to eye and base level finished with square edge work surfaces incorporating a breakfast bar. Sink unit with drainer and mixer taps. Built in oven and hob. Space for fridge freezer, slim line dishwasher and washing machine. Inset lighting and gas fired boiler.

Family Bathroom

Obscure double glazed window to side. Suite comprising panelled bath with shower over. Pedestal wash hand basin and low level W.C. Heated towel rail. Tiled walls.

FIRST FLOOR

Bedroom One

5.49m max x 3.06m (18'0" max x 10'0")
Double glazed window to front. Coved ceiling. Radiator. Door to:

En-Suite Shower Room

Obscure double glazed window to front. Modern white suite comprising low level WC and pedestal wash hand basin with mixer taps. Large shower cubicle with tiled surround and fitted glass shower screen. Extractor fan.

Bedroom Two

3.29m x 3.07m (10'9" x 10'0")
Double glazed window to rear. Built in airing cupboard housing hot water cylinder and immersion heater. Radiator.

Bedroom Three

2.40m x 2.34m (7'10" x 7'8")
Double glazed window to rear. Radiator.

Landing

Double glazed window to side. Stairs to ground floor. Access to loft space.

EXTERIOR

Rear Garden - Approx 75' x 33'

A good size secluded rear garden with pleasant sitting/decked area. Lawned gardens with various flowers and shrubs. Timber framed shed to remain. Brick built outbuilding. Fencing to boundaries. Access to side. Ample space to side of property for extension, subject to any required planning consent.

Front Garden

Driveway providing off street parking. Hedging to front boundary. Access to side.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Paul Mason Associates

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