



Woodfield Way, Hatfield Peverel, CM3 2RY  
Guide Price £375,000 - £400,000

Paul Mason Associates



- No onward chain
- Detached bungalow in sought after turning
- Two double bedrooms
- Ensuite wet room plus separate shower room
- 17'2 x 12' lounge
- Separate dining room plus conservatory
- Garage and off street parking
- Low maintenance secluded rear garden
- Keys held for viewings
- EPC - TBC

Guide Price £375,000 - £400,000.....Situatd in a popular location, within walking distance of many village amenities, is this spacious detached bungalow being offered for sale with the benefit of no onward chain.

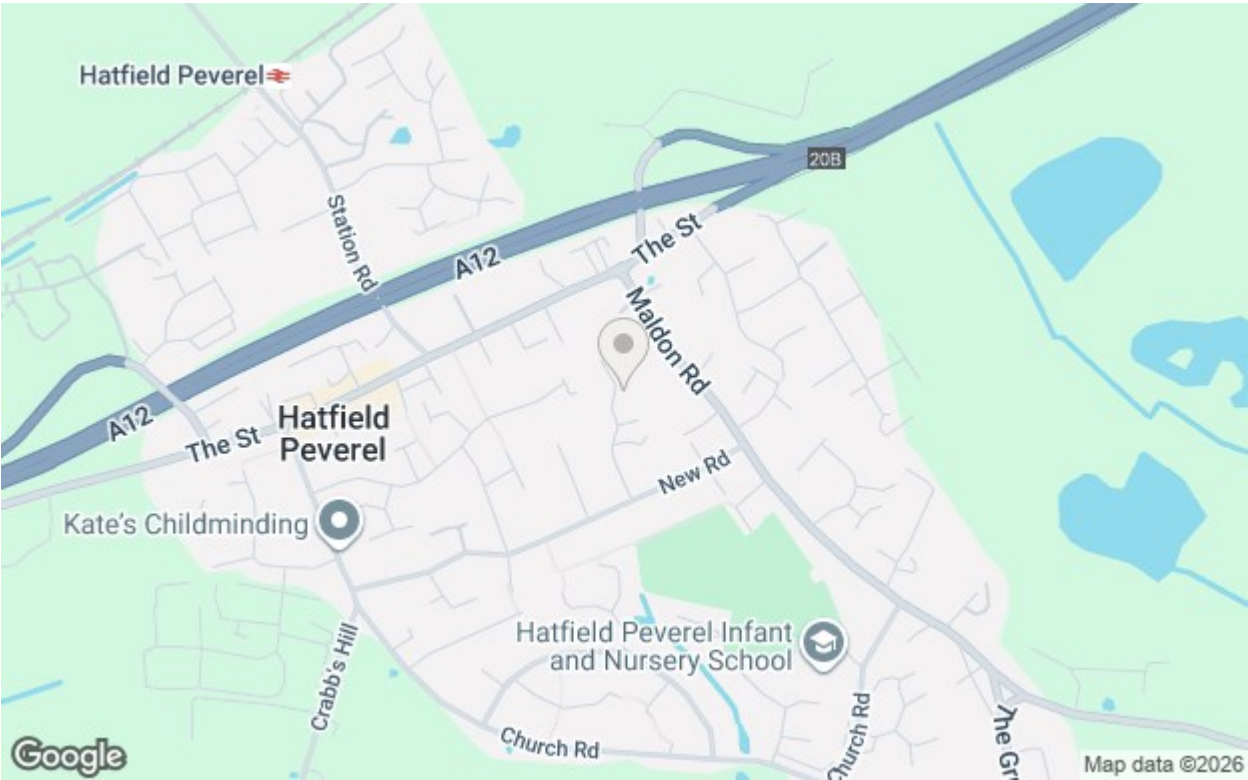
The property is ideally located approx 0.8 miles from the train station and within short walking distance of local shops, doctors, dentist and convenient bus service.

The accommodation comprises two double bedrooms, ensuite wet room to master bedroom, separate shower room, 17'2 x 12' lounge, separate dining room leading through to a pleasant conservatory and a fitted kitchen along with a useful rear lobby/utility area.

Externally the property boasts a low maintenance secluded and well maintained rear garden, single garage and driveway providing off street parking.

Hatfield Peverel offers easy access to the A12, along with the nearby towns of Maldon and Witham, with Chelmsford being approx 6 miles away.

An internal viewing is highly recommended with keys held at the office.



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

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  
Entrance Hall

- Bedroom One  
3.76m x 3.05m (12'4" x 10'0" )
- Ensuite Wet Room
- Bedroom Two  
3.49m x 2.63m (11'5" x 8'7" )
- Shower Room
- Lounge  
5.24m x 3.66m (17'2" x 12'0" )
- Dining Room  
3.83m x 2.89m (12'6" x 9'5" )
- Conservatory  
2.89m x 2.33m (9'5" x 7'7" )
- Kitchen  
2.96m x 2.75m (9'8" x 9'0" )
- EXTERIOR
- Garage  
5.30m x 2.52m (17'4" x 8'3" )
- Rear Garden
- Off Street Parking
- 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 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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Paul Mason Associates Limited Registered in England Number - 6767946  
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