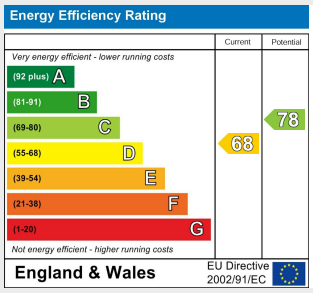
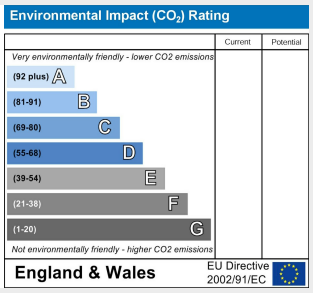

Paul Mason
Associates
Arthy Close, Hatfield Peverel, CM3 2HA
Guide Price £280,000 - £300,000

- Two-bedroom home in the heart of Hatfield Peverel
- Walking distance to village amenities and Hatfield Peverel train station
- NO ONWARD CHAIN
- Spacious 21'5" x 11'0" lounge with direct access to the rear garden
- Kitchen with adjoining lean-to currently used as a utility room
- Two good-sized bedrooms with fitted wardrobes and additional storage
- Separate shower room and WC
- Single garage with roof re-fitted within the last two years and driveway parking for two vehicles
- Low-maintenance patioed rear garden
- EPC - TBC





GUIDE PRICE £280,000 - £300,000.....Situated in the heart of Hatfield Peverel, this spacious two-bedroom terraced home is ideally positioned within walking distance of the village amenities and Hatfield Peverel train station, providing direct links into London Liverpool Street. Offered with NO ONWARD CHAIN, the property is in need of some modernisation, but benefits from generous living accommodation, excellent storage and off-road parking.

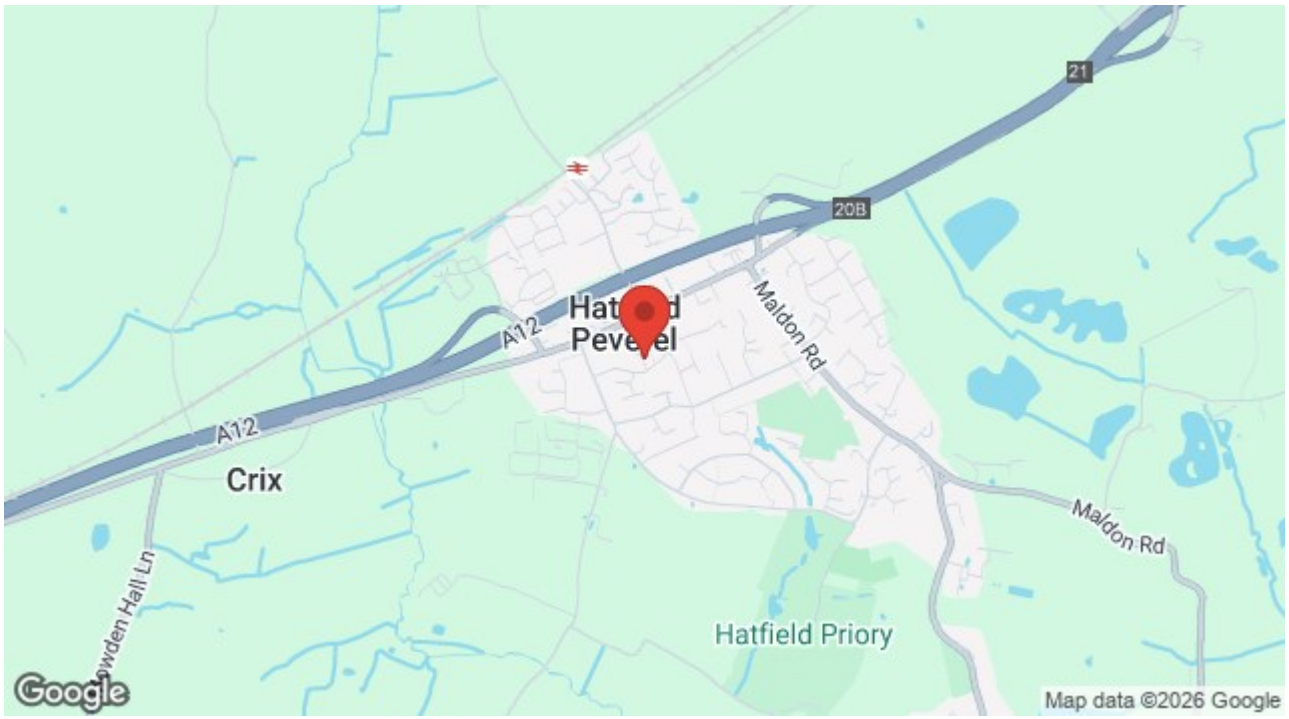
The property is welcomed by an entrance hallway leading through to the spacious kitchen, which provides a good range of worktop and storage space. Adjoining the kitchen is a useful lean-to area, currently utilised as a utility room, with direct access out to the rear garden. A particular feature of the home is the impressive 21'5" x 11'0" lounge, offering plenty of space for both living and dining furniture, with a window to the front and a door opening onto the rear garden.

Upstairs are two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes spanning one wall, while the second bedroom also features wardrobe storage along with an additional cupboard over the stairs. Completing the first floor is a separate WC and shower room.

Outside, the low-maintenance rear garden is predominantly patioed and provides access to the single garage, which has had a new roof fitted within the last two years. The property also benefits from driveway parking for two vehicles to the rear of the property. To the front is a garden with established shrubbery, providing an attractive approach to the home.

With its central village location, proximity to the station, generous 21'5" lounge, garage and parking, this property offers plenty of potential..

INTERNAL VIEWING IS HIGHLY ADVISED!



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

GROUND FLOOR

Entrance Hallway

Kitchen
3.29m x 2.59m (10'9" x 8'5")

Lean To
2.34m x 2.59m (7'8" x 8'5")

Lounge
6.54m x 3.36m (21'5" x 11'0")

FIRST FLOOR

Landing

Bedroom One
3.45m max x 3.29m (11'3" max x 10'9")

Bedroom Two
5.64m max x 2.54m (18'6" max x 8'3")

Shower Room
1.79m x 1.44m (5'10" x 4'8")

WC
1.67m x 0.76m (5'5" x 2'5")

EXTERIOR

Rear Garden

Driveway Parking

Frontage

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
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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The Property Ombudsman SALES

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