

Paul Mason Associates



Church Road, Hatfield Peverel, Essex, CM3 2LA

Guide Price £375,000 - £400,000

- Popular village location close to amenities and transport links including the train station
- Spacious accomodation with ground floor extension
- Seperate lounge and dining area
- Modern fitted kitchen plus large utility room and separate garden room with Jaquzzi (sold by seperate negotiation)
- Two double bedrooms
- Family bathroom and downstairs cloakroom
- Large driveway for multiple cars
- Plot measuring 160' in length with splendid rear garden with patio area and raised flower beds
- Summerhouse outbuilding benefiting from air conditioning, ideal for working from home
- EPC - TBC

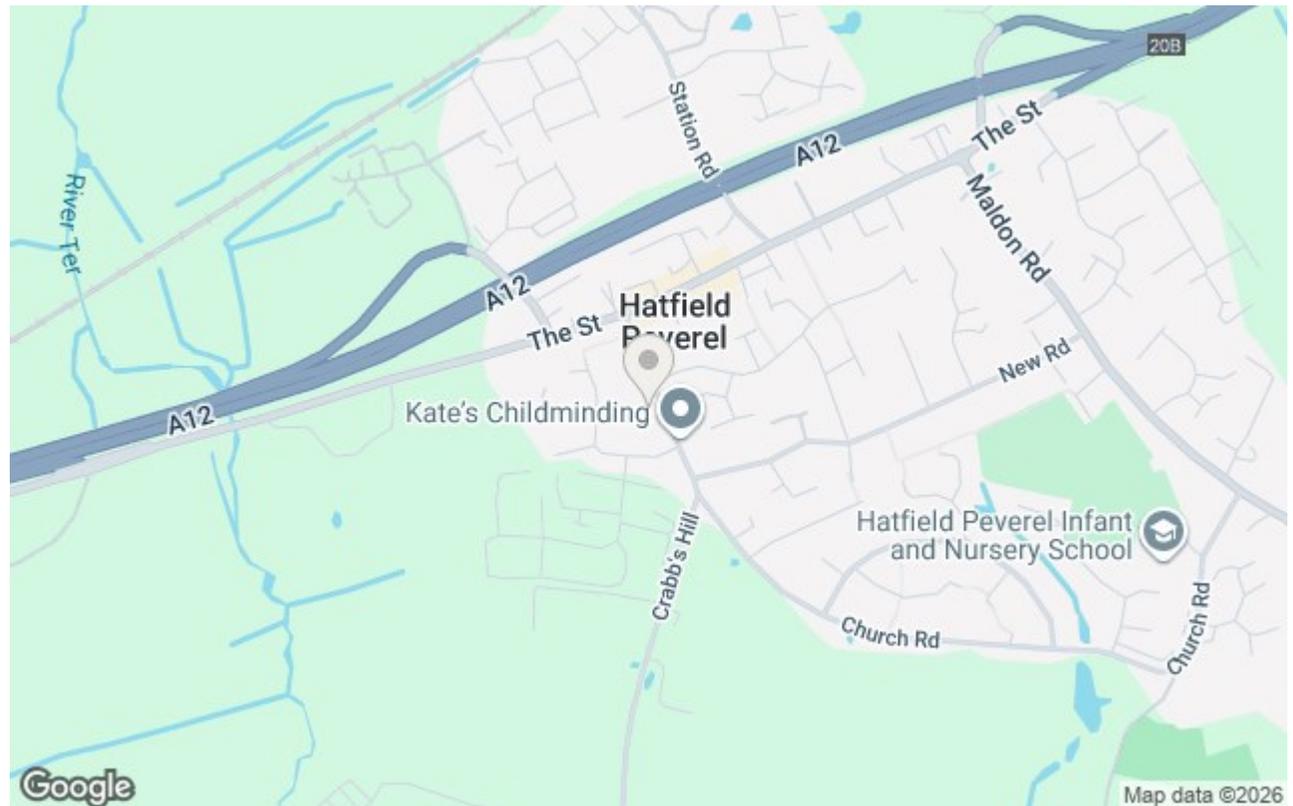
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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

**\*\*GUIDE PRICE £375,000 - £400,000\*\*** ..... This two-bedroom semi-detached property is situated in a highly sought-after location, close to a range of local amenities including shops, bus routes, a dentist and pubs. It also offers excellent transport links, being within easy reach of the A12 with access to London and Colchester, as well as Hatfield Peverel train station with direct services into London.

The accommodation comprises an entrance hall leading to a lounge with feature multi burner and bay window to front and square archway through to the dining room featuring double doors opening onto the rear garden. The spacious modern kitchen includes integrated appliances and leads to a large utility room benefiting from ample storage space and rear lobby with garden access. There is also a ground floor cloakroom and a garden room housing a jacuzzi (available via separate negotiation). Upstairs offers two double bedrooms and a three-piece family bathroom.

Externally, the property boasts a generous 160' plot with the rear garden offering a paved patio, seating area and raised allotment-style flower beds, along with a summerhouse/outbuilding benefitting from air conditioning, ideal for working from home. To the front, a large driveway provides off-road parking for up to four vehicles.

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 Hall

#### Lounge

3.84m x 3.83m (12'7" x 12'6")

#### Dining Room

2.87m x 2.69m (9'4" x 8'9")

#### Kitchen

3.53m x 3.16m (11'6" x 10'4")

#### Rear Lobby

#### Cloakroom

#### Utility Room

2.83m x 2.75m (9'3" x 9'0")

#### Garden Room

3.97m x 3.08m (13'0" x 10'1")

Jacuzzi available by separate negotiation.

### FIRST FLOOR

#### Bedroom One

5.09m x 3.05m (16'8" x 10'0")

#### Bedroom Two

3.18m x 2.67m (10'5" x 8'9")

#### Family Bathroom

### EXTERIOR

#### Large Driveway

#### Rear Garden

#### 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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