

Paul Mason Associates



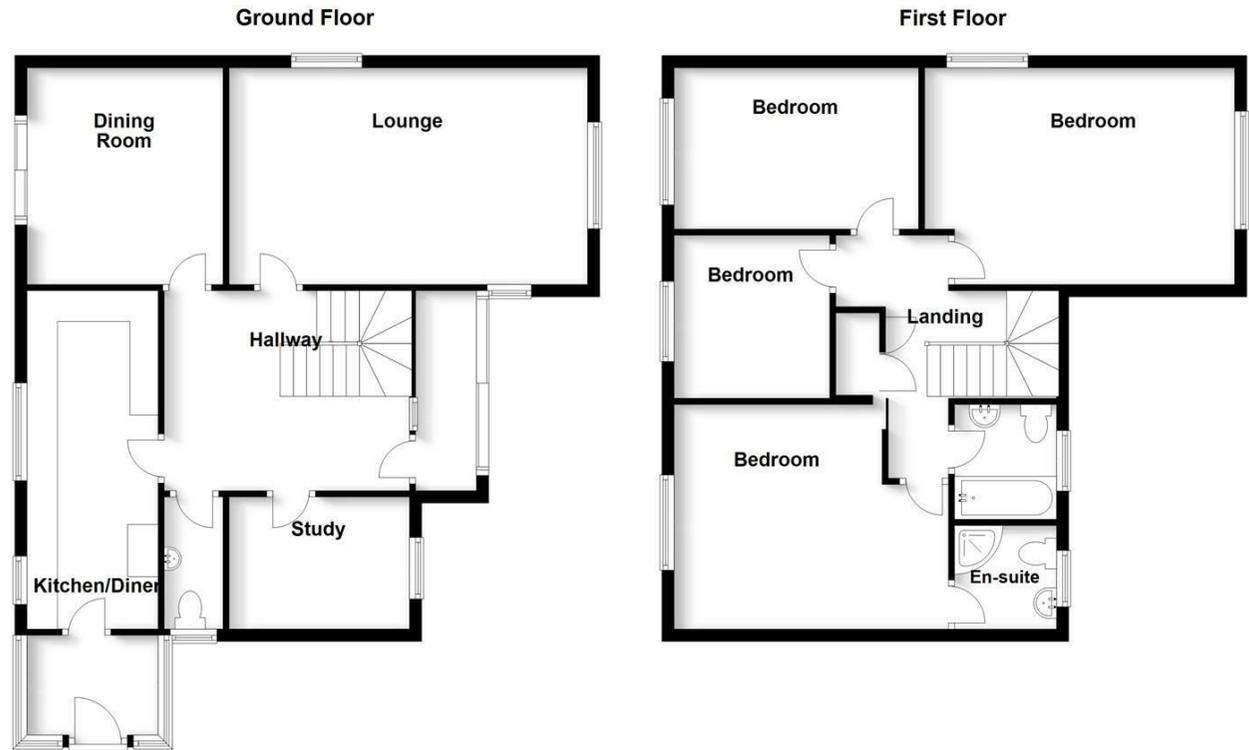
Woodham Drive, Hatfield Peverel, CM3 2RR

Guide price £650,000

- Detached family house
- Four bedrooms
- Ensuite to bedroom one
- Family bathroom
- Lounge
- Dining Room
- Study
- Kitchen/breakfast room and utility room
- Double garage
- EPC - E

****NO ONWARD CHAIN****A detached family residence within a popular cul-de-sac close to the local amenities. The property offers four good sized bedrooms with ensuite facilities to the main bedroom, plus a family bathroom to the first floor. The ground floor accommodation is accessible via a large entrance hall where the living space space comprises lounge, separate dining room, study, kitchen/breakfast room, utility and cloakroom. Externally the property is set back from the road providing ample parking to the front and access to a double garage. The rear garden is secluded with established borders and include a large paved patio area which opens to the side, with access to the front via a gate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
	80		
	52		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Distances

Hatfield Peverel Railway Station
(0.8 miles)

Hatfield Peverel Primary School
(0.3 miles)

A12 Northbound (0.4 miles)

A12 Southbound (0.8 miles)

Chelmsford City Centre (8.2 miles)

London Stansted Airport (19.9
miles)

(All mileages are approximate)

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

Reception Hall

Lounge

5.99 x 3.56 (19'7" x 11'8")

Dining Room

3.56 x 3.47 (11'8" x 11'4")

Study

2.99 x 2.17 (9'9" x 7'1")

Kitchen/Breakfast Room

5.55 x 2.53 (18'2" x 8'3")

Utility

Cloakroom

First Floor

Bedroom One

4.42 x 3.74 (14'6" x 12'3")

Ensuite

Bedroom Two

4.99 x 3.60 (16'4" x 11'9")

Bedroom Three

4.08 x 2.68 (13'4" x 8'9")

Bedroom Four

2.68 x 2.64 (8'9" x 8'7")

Family Bathroom

Exterior

Double Garage

5.13 x 5.01 (16'9" x 16'5")

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil 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.

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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