

Paul Mason Associates



Laburnum Way, Hatfield Peverel, Essex, CM3 2LP

Offers in excess of £425,000

- Highly sought after cul-de-sac location
- Short walk to local Primary School and approx 0.5 mile walk to train station
- Three good size bedrooms
- Re-fitted modern family bathroom and ground floor shower room
- Extended 21' x 13'3 high gloss kitchen/dining room plus separate utility room
- 15' x 14' lounge
- Extremely well presented and finished to a high specification throughout
- Well maintained South facing rear garden
- Garage and block paved driveway
- EPc - TBC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	77		81
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Situated in a highly sought after cul-de-sac location, within short walking distance of the local Primary School and approx half a mile walk from the train station, is this extremely well presented, spacious and extended family home.

The property has been much improved by the current sellers to a high specification throughout with the accommodation comprising three good size bedrooms, re-fitted modern first floor family bathroom and ground floor shower room, entrance porch leading through to a 15' x 14' lounge, extended 21' x 13'3 high gloss kitchen/dining room plus separate utility room.

Externally the property boasts a well maintained and secluded South facing rear garden, block paved driveway providing off street parking for two cars and also a garage with electric door to front.

While being within walking distance of the village centre, the property is also conveniently positioned with easy access to the A12, along with the nearby towns of Maldon and Witham and with Chelmsford City centre being approx 7 miles away.

An internal viewing is highly recommended.

Paul Mason Associates



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 Porch

Lounge

4.58m x 4.28m (15'0" x 14'0")

Kitchen/Dining Room

6.42m x 4.05m (21'0" x 13'3")

Utility Room

1.53m x 1.46m (5'0" x 4'9")

Shower Room

FIRST FLOOR

Bedroom One

4.77m x 2.81m (15'7" x 9'2")

Bedroom Two

3.71m x 3.23m (12'2" x 10'7")

Bedroom Three

4.30m x 2.48m (14'1" x 8'1")

Family Bathroom

Landing

EXTERIOR

Garage

Block Paved Driveway

Secluded Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority -

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

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

