

Paul Mason Associates



Maldon Road, Hatfield Peverel, Essex, CM3 2HL

Guide price £340,000



- No Onward Chain
- Planning permission passed for double storey extension - Ref 21/02548/HH
- Gas Central Heating & UPVC Double Glazing
- Two Good Size Bedrooms
- Modern Fitted Kitchen
- 19'4 x 11'9 Lounge/Diner
- Modern Fitted Shower Room
- Car Port and Ample Off Street Parking
- Walking Distance of Train Station and Amenities
- EPC - D

A well presented two bedroom semi detached cottage, situated in a popular location within walking distance of the village train station and village amenities. The property benefits from being offered with no onward chain and also has the advantage of planning permission to build a sizeable two storey extension, planning reference 21/02548/HH. The current accommodation includes two good size bedrooms, modern fitted kitchen, 19'3 x 11'8 lounge/dining room and modern shower room. Further features include a secluded south/west facing rear garden, 16'11 x 11' car port plus driveway providing off street parking, gas central heating and UPVC double glazed windows. KEYS HELD FOR VIEWINGS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			63
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



TOTAL FLOOR AREA : 798 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### 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.

### Distances

Hatfield Peverel Train Station (0.6 miles)  
Hatfield Peverel Primary School (0.4 miles)  
A12 Northbound (0.3 miles)  
A12 Southbound (0.7 miles)  
Chelmsford City Centre (7.0 miles)

(All distances are approximate)

### Accommodation

#### GROUND FLOOR

##### Entrance Porch

Hardwood part glazed entrance door. Double glazed window to side. Tiled flooring. Door to:-

##### Lounge/Dining Room

5.89 x 3.58 > 2.72 (19'3" x 11'8" > 8'11")  
Double glazed window to front. Two radiators. Wall light points. TV point. Under stairs storage cupboard. Stairs to first floor.

##### Kitchen

2.67 x 2.44 (8'9" x 8'0")  
Double glazed window and door to rear. Range of modern cream units to base and eye level with stainless steel handles. Laminate work surfaces incorporating stainless steel sink unit with mixer taps. Built in oven with 4 ring gas hob above and extractor hood over. Space for washing machine. Space for fridge. Part tiled walls. Tiled flooring. Radiator. Inset spot lighting.

### Inner hallway

Full height fitted storage cupboard. Tiled flooring. Door to:-

### Shower Room

Obscure double glazed window to rear. Modern white suite comprising large shower cubicle with tiled surround and fitted glass shower screen, low level WC and vanity wash hand basin with storage cupboard below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Extractor fan. Inset spot lighting.

#### FIRST FLOOR

##### Bedroom One

3.56 x 3.34 (11'8" x 10'11")  
Double glazed window to front. Radiator.

##### Bedroom Two

2.69 x 2.44 (8'9" x 8'0")  
Double glazed window to rear. Radiator. Loft access. Built in bulkhead storage cupboard housing gas fired combi boiler.

##### Landing

Stairs to ground floor. Wall light point.

#### EXTERIOR

##### Rear Garden - South/West Facing

A pleasant and secluded south/west facing rear garden commencing with a private decked sitting area. Shingled garden with various flowers and shrubs. Dwarf brick wall to one side with raised flower bed. Timber framed shed to remain. Outside water tap and lighting. Door to car port.

##### Front Garden

Block paved driveway leading to car port providing off street parking. Display flower beds.

### Car Port

5.18 x 3.36 (16'11" x 11'0")  
Courtesy door to rear leading to small utility area. Power and light connected.

### Services

Gas central heating. Mains water supply and drainage.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 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.





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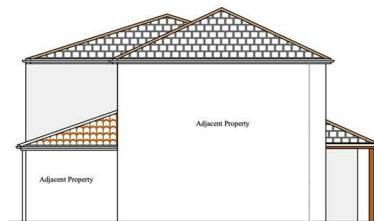
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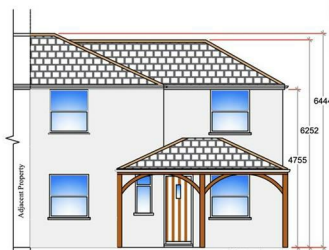




Proposed North-West Facing Rear Elevation



Proposed South-West Facing Side Elevation



Proposed South-East Facing Front Elevation



Proposed North-East Facing Side Elevation

Materials :  
 Roof: Fibre Cement Slates  
 Walls: Plaster Render  
 Windows/Doors:  
 White UPVC to match existing



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