Paul Mason Associates

Woodham Drive, Hatfield Peverel, Essex, CM3 2RR

Guide Price £625,000-£650,000

- Highly sought after location with short walking distance of the local Primary School and Recreation Park
- 0.7 miles to the train station with direct links to London Liverpool Street
- Four good size bedrooms
- Ensuite shower room, four piece family bathroom and ground floor cloakroom
- Splendid open plan modern 20'6 x 15'2 kitchen/dining room
- Large lounge and separate TV room, which could be used as a playroom or large study
- Detached double garage plus off street parking for 4-6 cars
- Secluded and well maintained 62' x 72' rear garden
- Well presented throughout
- EPC - C

GUIDE PRICE £625,000 - £650,000.....COMPLETE ONWARD CHAIN! Paul Mason Associates are delighted to offer for sale this extended and well presented four bedroom detached family home, situated in highly desirable cul-de-sac, within walking distance of the many village amenities including the Primary School, shops, doctors, dentist, pubs/restaurants and also the local Recreational Park. The property is also ideally positioned approx 0.7 miles from Hatfield Peverel train station with direct links to London Liverpool Street and within short driving distance of the A12, Maldon, Witham and Chelmsford City Centre.

The property has been much improved by the present seller and is well presented throughout. The first floor accommodation comprises four good size bedrooms with en-suite shower room to master bedroom plus spacious four piece family bathroom. To the ground floor the property offers an entrance porch leading through to generous reception hall, cloakroom/WC, 19'7 x 14'4 lounge, splendid open plan modern 20'6 x 15'2 kitchen/dining room and separate TV room, which could also be used as a playroom or large study.

To the outside the property boasts an impressive, well maintained and secluded rear garden measuring approx 62' x 72', incorporating a splendid raised decking area with covered pergola. There is also a large block paved driveway providing off street parking for 4-6 cars and access to the detached double garage. An internal viewing is highly recommended to appreciate this wonderful family home which offers ideal space for the growing family..

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

Entrance Hall

Cloakroom

Lounge
5.99m x 4.37m (19'7" x 14'4")

TV Room/Playroom
4.63m x 4.53m + recess (15'2" x 14'10" + recess)

Kitchen/Dining Room
6.26m x 4.64m (20'6" x 15'2")

FIRST FLOOR

Bedroom One
4.12m x 3.15m (13'6" x 10'4")

Ensuite Shower Room

Bedroom Two
4.39m x 2.84m (14'4" x 9'3")

Bedroom Three
3.51m x 3.07m (11'6" x 10'0")

Bedroom Four
3.16m x 2.10m (10'4" x 6'10")

Family Bathroom

Landing

EXTERIOR

Detached Double Garage
5.04m x 5.04m (16'6" x 16'6")

Rear Garden - Approx 62' x 72'

Driveway Providing Ample Parking

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas 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.

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Ground Floor

First Floor

Produced by Elements Property

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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

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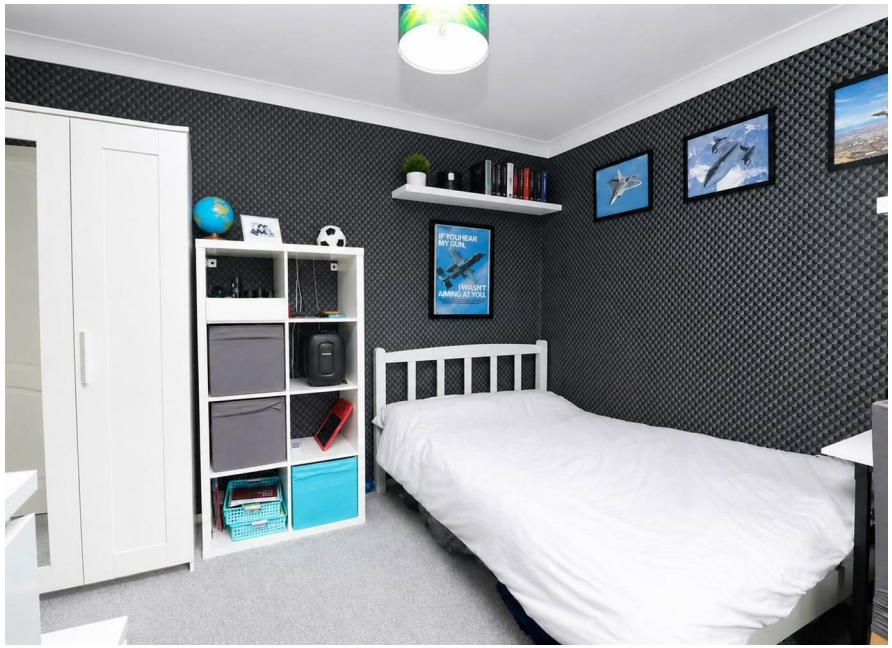

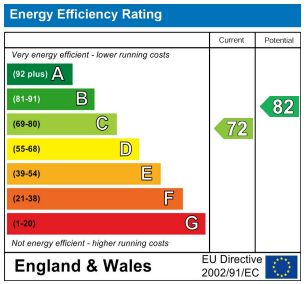

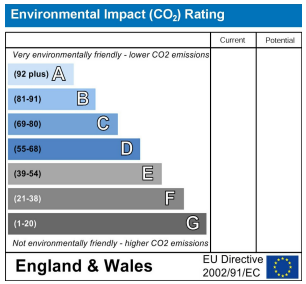

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