

Paul Mason Associates

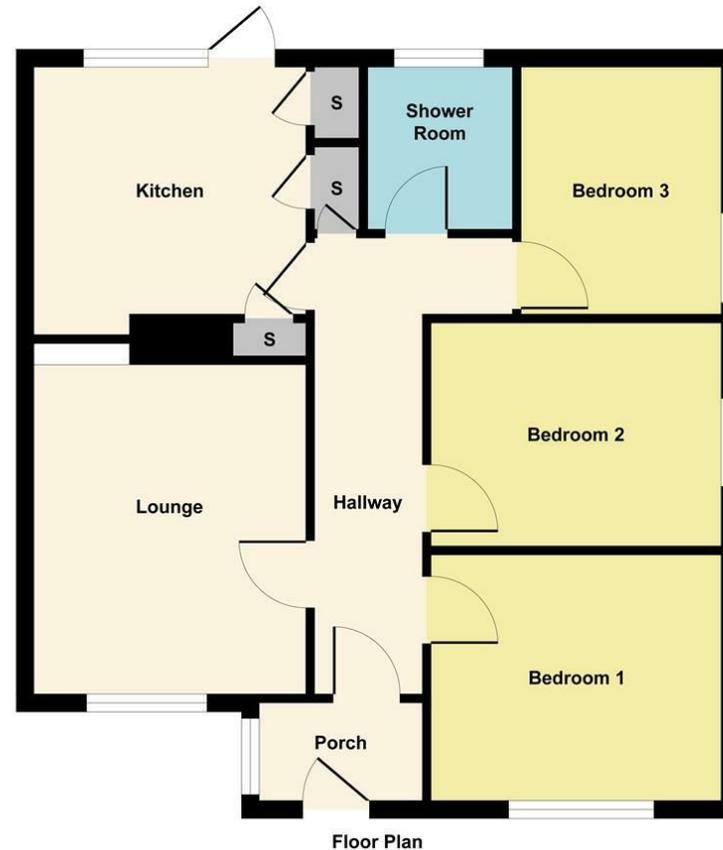


Priory Farm Road, Hatfield Peverel, Essex, CM3 2NL
Guide price £450,000

- Highly sought after location within the popular village of Nounsley
- Three good size bedrooms
- Refitted modern shower room
- Kitchen overlooking the rear garden
- Good size secluded south/east facing rear garden measuring approximately 70' x 40'
- Single garage plus ample off street parking
- Scope to extend
- Planning permission granted for single story extension to the rear - Planning Reference 23/00755/HH
- Approx 1.6 miles from Hatfield Peverel Railway Station feeding London Liverpool Street
- EPC - E

Situated in the highly desirable hamlet of Nounsley, approx 1.6 miles from Hatfield Peverel train station and within short walking distance of open countryside with an array of amazing picturesque walks, is this three bedroom semi detached bungalow. The property benefits from a refitted kitchen as well as being fully redecorated throughout and boasts ample scope to extend and improve, with planning permission already passed for a single storey extension to the rear, planning reference 23/00755/HH. The current accommodation comprises three bedrooms, modern refitted shower room, 12'8 x 11'11 lounge and refitted kitchen with views over the rear garden. To the outside the property boasts a good size secluded south/east facing rear garden measuring approximately 70' x 40', a single garage and driveway providing ample off street parking. Nounsley is a hamlet in the parish of Hatfield Peverel, in the Braintree district, ideally positioned within short driving distance of Witham and Maldon town's and Chelmsford City Centre. Viewing strongly advised.

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Floor Plan

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	84		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs 46		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
feeding London Liverpool Street
(1.6 miles)

Hatfield Peverel Primary School
(1 mile)

A12 Northbound (1.3 miles)

A12 Southbound (2 miles)

Chelmsford City Centre (7.5
miles)

(All mileages are approximate)

ACCOMMODATION

Entrance Porch

Obscure double glazed entrance
door. Obscure double glazed
windows to front and side. Tiled
flooring. Obscure glazed door to
–

Entrance Hall

Access to part boarded loft via
pull down ladder.

Bedroom One

3.63m x 3.18m (11'10" x 10'5")
Double glazed window to front.

Bedroom Two

3.68m x 2.80m (12'0" x 9'2")
Double glazed window to side.

Bedroom Three

3.05m x 2.44m (10'0" x 8'0")
Double glazed window to side.

Refitted Shower Room

Obscure double glazed window
to rear. Refitted modern white
suite comprising low-level WC
and vanity wash and basin with
mixer taps and storage
cupboard below. Large shower
cubicle with tiled surround and
fitted glass shower screen. Tiled
flooring.

Lounge

3.88m x 3.65m (12'8" x 11'11")
Double glazed window to front.
Open fireplace. TV point.

Refitted Kitchen

3.60m x 2.79m (11'9" x 9'1")
Double glazed window and door
to rear. A range of fitted units to
eye and base level. Laminate
work surface and stainless steel
sink unit. Built-in oven, hob and
extractor. Integrated dishwasher.
Space for washing machine and
fridge/freezer. Airing cupboard
housing hot water cylinder.
Larder cupboard.

EXTERIOR

Garage

5.17m x 2.84m (16'11" x 9'3")
Side hinged doors to front.
Power and light connected.
Door to side leading to rear
garden.

Rear Garden - Approx 70' x 40'

A good size secluded south/east
facing rear garden commencing
with a private paved patio area.
Lawned gardens with mature
flowers and shrubs to borders.
Fencing to boundaries. Gate to
side giving access to parking
area.

Front Garden

Driveway leading to garage
providing ample offstreet
parking. Lawned garden is to
front with various mature flowers
and shrubs.

Services

Newly installed electric heating.
Mains water supply and
drainage. No mains gas
connected.

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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Paul Mason Associates Limited Registered in England Number - 6767946
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