Church Road, Hatfield Peverel, Essex, CM3 2LB

Guide price £450,000

- Sought after location - Overlooking a small green to the front
- Three good size bedrooms
- Modern re-fitted bathroom and ground floor clooakroom
- 17'3 x 14'6 dual aspect lounge
- 24'6 x 10' modern re-fitted kitchen/dining room
- 15'9 utility room
- Good size secluded west facing rear garden
- Off street parking and garage plus storage room/workshop
- Short walk to highly regarded local Primary School and 0.8 miles from the train station
- EPC - D

GUIDE PRICE £450,000 - £475,000.....Situated in a highly sought after location overlooking a small green, is this spacious semi detached family home presented to an extremely high standard throughout. The property is ideally positioned within short walking distance of the highly regarded local Primary School and approx 0.8 miles from the train station with direct links to London Liverpool Street and also with easy access to the A12 and Chelmsford City Centre.

The property has been much improved by the present sellers with the accommodation comprising three good size bedrooms, modern re-fitted family bathroom and ground floor cloakroom, 17'3 x 14'6 dual aspect lounge and 24'6 x 10' modern re-fitted kitchen/dining room, both with French doors leading to the garden, and a useful 15'9 utility room.

The property also boasts a good size well maintained and secluded west facing rear garden, landscaped front garden, UPVC double glazing, large garage and storage room/workshop, off street parking and gas central heating with replaced gas fired combi boiler.

Internal viewing highly recommended to appreciate this splendid family home!

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 Railway Station feeding
London Liverpool Street (0.8 miles)
Hatfield Peverel Primary School (0.3 miles)
London Stansted Airport (22 miles)
A12 Northbound (0.9 miles)
A12 Southbound (0.9 miles)
(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge
5.27m x 4.42m (17'3" x 14'6")

Kitchen/Dining Room
7.48m x 3.05m (24'6" x 10'0")

Conservatory/Utility Room
4.81m x 1.76m (15'9" x 5'9")

FIRST FLOOR

Bedroom One
4.00m x 3.05m (13'1" x 10'0")

Bedroom Two
3.60m x 2.55m (11'9" x 8'4")

Bedroom Three
3.42m x 2.62m (11'2" x 8'7")

Family Bathroom

Landing

EXTERIOR

Rear Garden

Front Garden

Garage
5.40m x 2.48m (17'8" x 8'1")
DRIVEWAY IN FRONT OF GARAGE PROVIDING OFF STREET PARKING.

Storage Room/Workshop
4.42m x 2.36m (14'6" x 7'8")

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Ideal gas fired combi boiler
Local Authority - Braintree

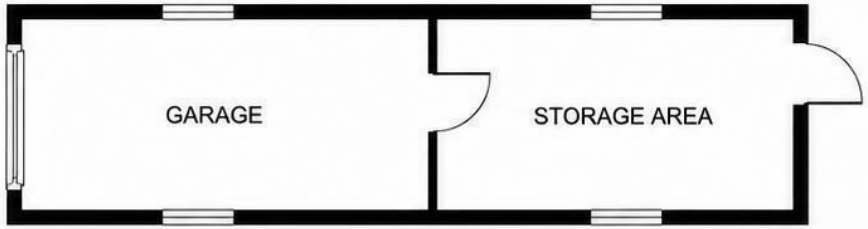
Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

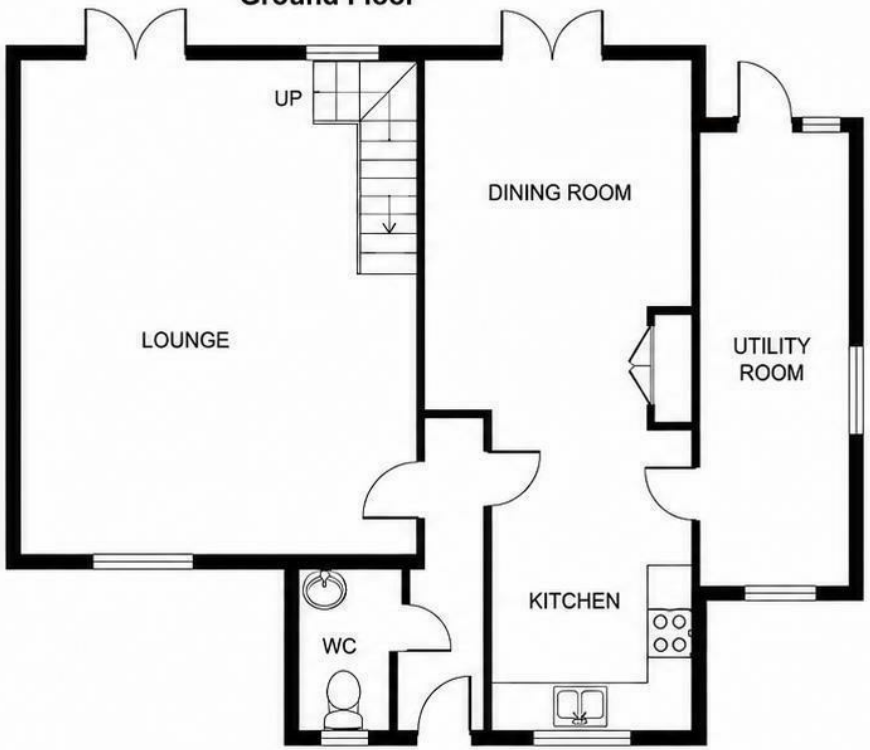
Important Notices

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.

Outbuildings



Ground Floor



First Floor

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

The Property Ombudsman SALES

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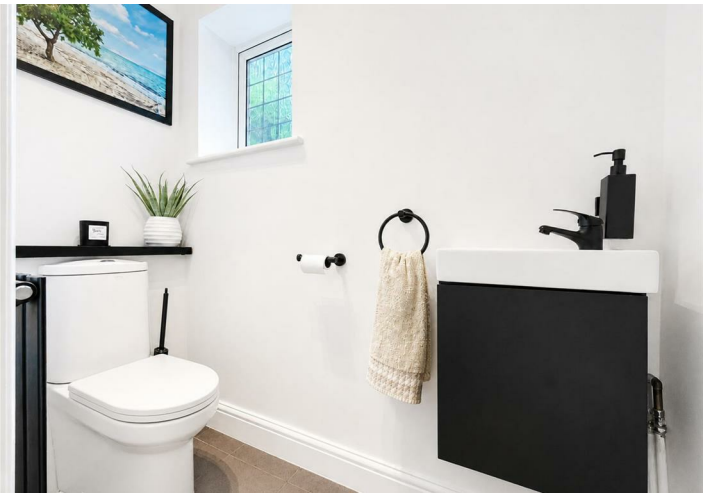

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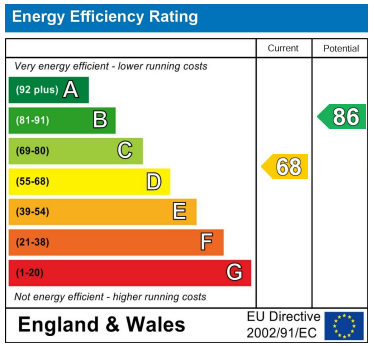

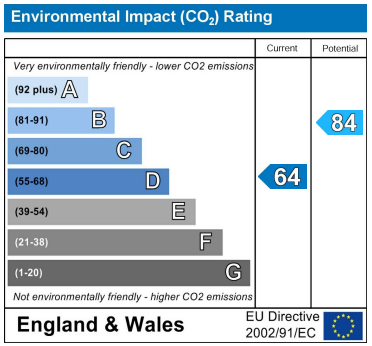

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