

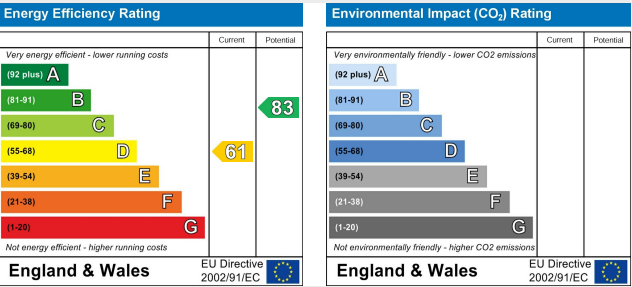
Paul Mason Associates



Garden Field, Hatfield Peverel, CM3 2LQ  
Guide Price £475,000 - £500,000



- Detached family home
- Four double bedrooms
- Refitted shower room
- Lounge
- Separate dining room
- Modern kitchen
- Ground floor cloakroom
- Single garage
- Secluded garden
- EPC - TBC



\*\*\*Guide Price £475,000 - £500,000\*\*\* .....KEYS HELD FOR VIEWINGS - Situated in a sought after location, approximately 0.7 miles from the train station, is this spacious four double bedroom detached family home. The property offers ideal space for the growing family, while being conveniently positioned within walking distance of many village amenities including shops, bus service and the local Primary School and also giving easy access to the A12 and Chelmsford city centre. The accommodation comprises four good size double bedrooms, modern shower room and ground floor cloakroom, 19'5" x 11'10" lounge plus separate dining room and 12'10" x 8'11" fitted kitchen with a range of integrated appliances. Further features include a well maintained secluded rear garden, single garage plus driveway providing off street parking, gas central heating and UPVC double glaze windows. Early viewing strongly advised to avoid disappointment, this property is being sold with NO ONWARD CHAIN.



### Distances

Hatfield Peverel Railway Station  
- 0.7 miles  
Hatfield Peverel Primary School  
- 0.8 miles  
A12 Northbound - 0.8 miles  
A12 Southbound - 0.7 miles  
Chelmsford City Centre - 7 miles

All distances are approximate.

### 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 Hall

Lounge  
5.94m x 3.63m (19'5" x 11'10")

Dining Room  
3.97m x 3.15m (13'0" x 10'4")

Kitchen  
3.93m x 2.72m (12'10" x 8'11")

##### Cloakroom

#### FIRST FLOOR

##### Landing

Bedroom One  
3.83m x 2.99m plus wardrobes  
(12'6" x 9'9" plus wardrobes)

Bedroom Two  
3.73m x 3.02m (12'2" x 9'10")

Bedroom Three  
3.83m x 2.92m (12'6" x 9'6" )

Bedroom Four  
3.72m x 2.92m (12'2" x 9'6")

##### Shower Room

#### EXTERIOR

##### Front Garden

##### Rear Garden

Single Garage  
5.13m x 2.69m (16'9" x 8'9")

### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas  
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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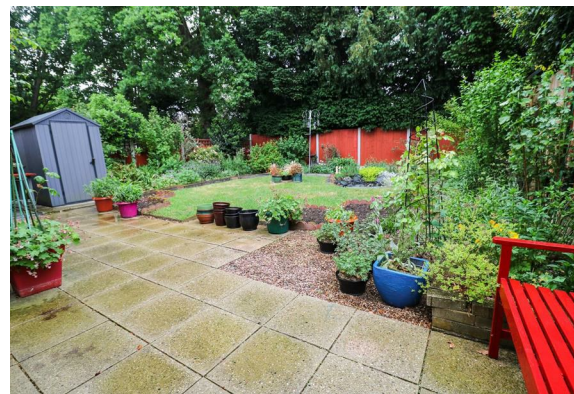
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