

Paul Mason Associates



Co Op Villas, The Green, Hatfield Peverel, Essex, CM3 2JF

Guide price £375,000

- No onward chain
- Older style character property
- Walking distance of local primary school, train station & amenities
- Three bedrooms
- First floor bathroom
- Lounge and dining room
- Modern gloss fitted kitchen
- Driveway providing off street parking
- Gas central heating
- EPC - C

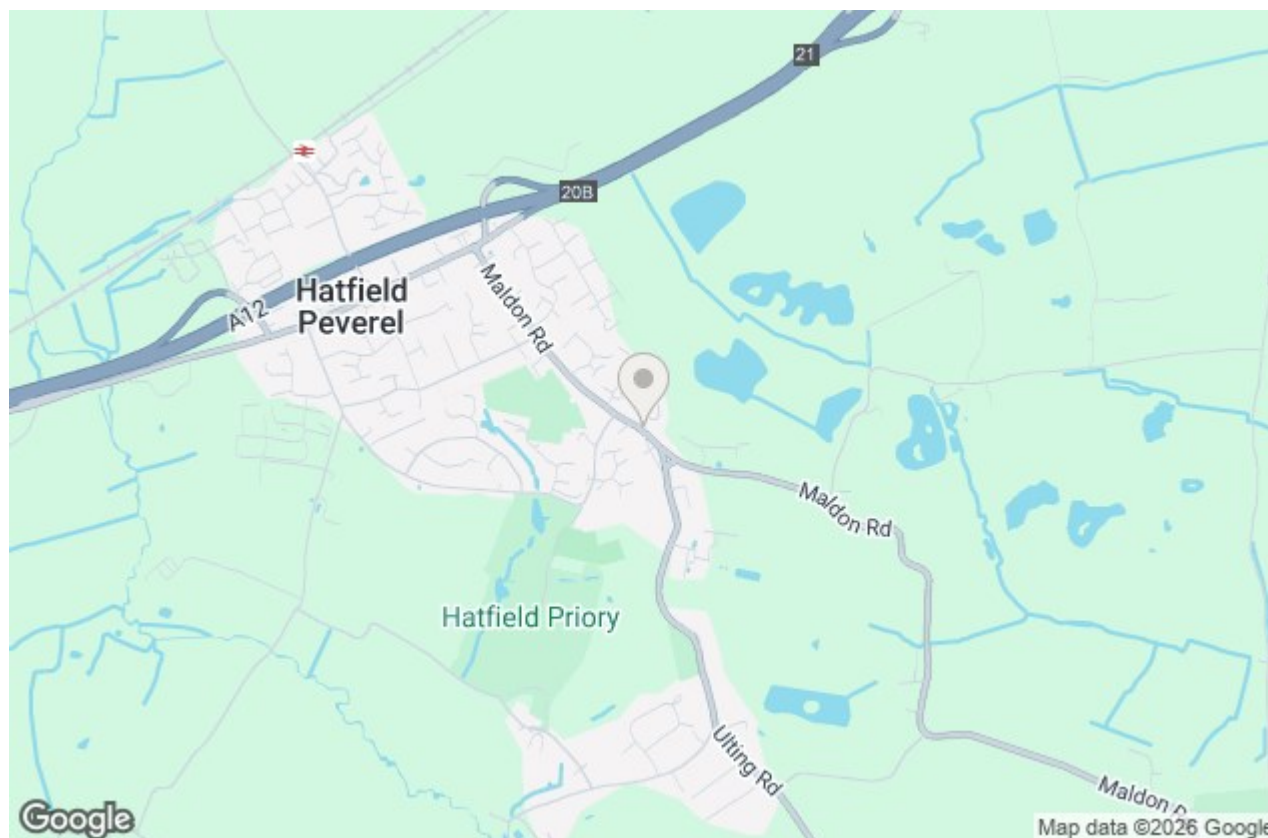
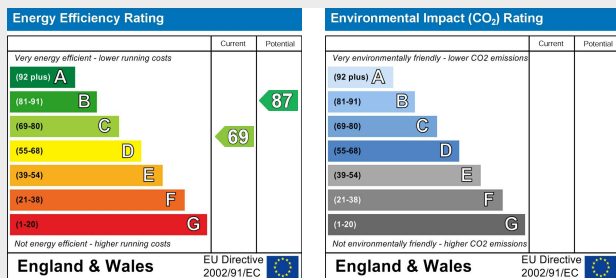
Paul Mason Associates are delighted to offer for sale this well presented character home, ideally placed opposite The Green in Hatfield Peverel and being offered for sale with the benefit of no onward chain.

The property is ideally positioned approx 0.9 miles from the train station with direct links to London Liverpool Street. The highly regarded local Primary School is a short walk away, approx 0.1 miles, and many local amenities are also within easy reach, along with the popular Recreational Park and local pubs/eateries.

Internally the accommodation comprises three bedrooms, modern first floor bathroom plus ground floor cloakroom, lounge with bay window and feature fireplace, separate dining room with French doors to the garden, gloss fitted kitchen and utility area.

To the front there is a block paved driveway providing off street parking. The rear garden is well maintained, with a pleasant paved patio area to the rear.

Internal viewing advised.



### 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 0.9 miles  
A12 Northbound 0.6 miles  
A12 Southbound 1.2 miles  
Hatfield Peverel Primary School 0.1 miles  
Chelmsford City Centre 7 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Dining Room

3.96m x 3.66m (12'11" x 12'0" )

#### Lounge

3.63m x 3.63m + bay (11'10" x 11'10" + bay)

#### Kitchen

3.03m x 2.27m (9'11" x 7'5" )

#### Rear Lobby

#### Utility Area/Cloakroom

### FIRST FLOOR

#### Bedroom One

3.63m x 3.05m (11'10" x 10'0" )

#### Bedroom Two

3.63m x 3.05m (11'10" x 10'0" )

#### Bedroom Three

3.00m x 2.27m (9'10" x 7'5" )

### Bathroom

### Landing

## EXTERIOR

### Driveway Providing Off Street Parking

### Rear Garden

### Services

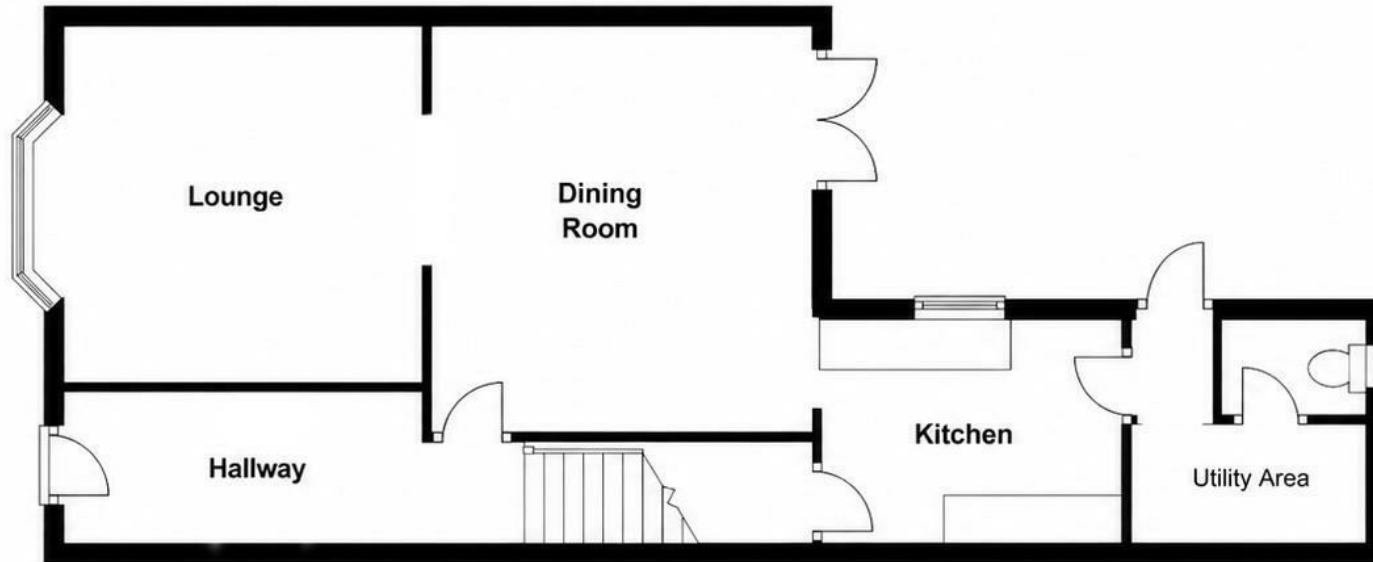
### Viewings

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

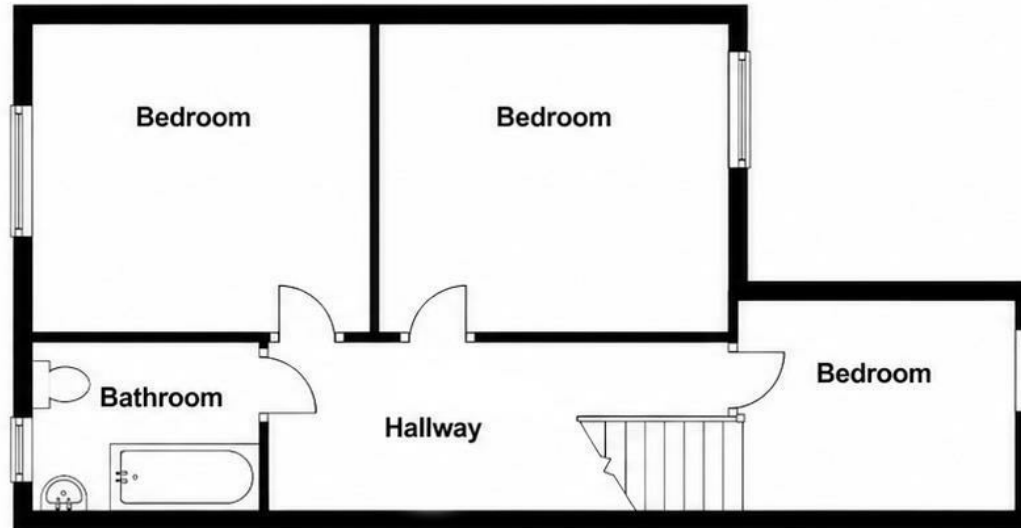
### Important Notices

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.

### Ground Floor



### First Floor





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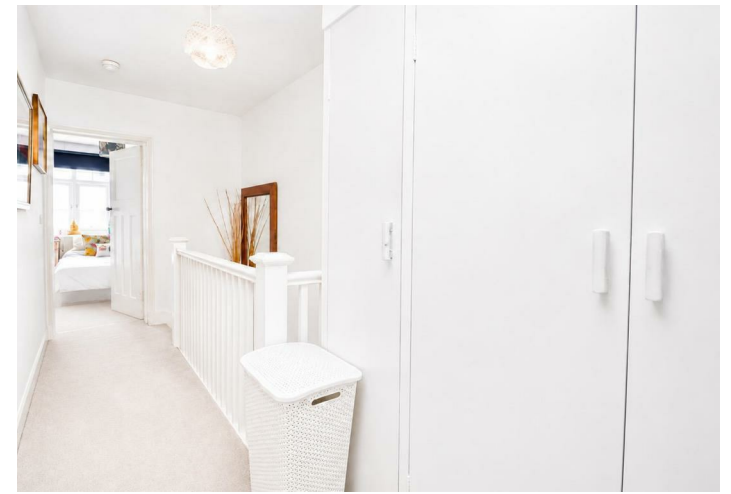
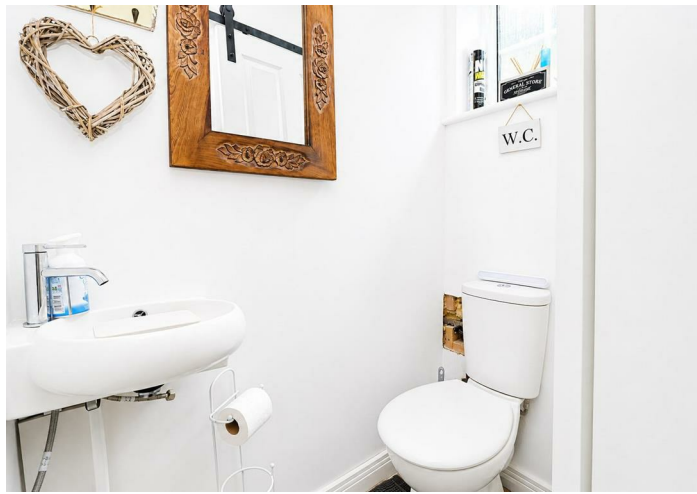
Bruce House  
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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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