

Paul Mason Associates

Associates

Sales | Lettings | Development | Investment

for sale

01245 382555

[www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

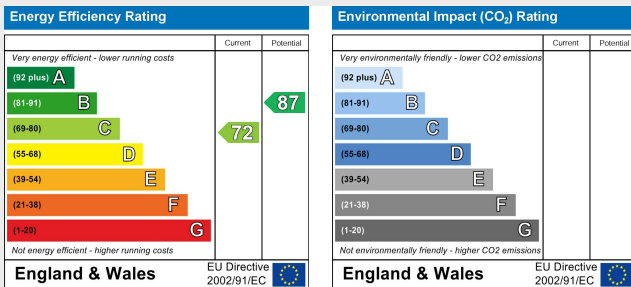


Maldon Road, Hatfield Peverel, Essex, CM3 2HW

Guide price £325,000

- Semi detached property
- Two bedrooms
- First floor bathroom
- Lounge
- Kitchen/breakfast room
- Approx. 100' rear garden
- Train station approx. 0.6 miles
- NO ONWARD CHAIN
- EPC - C

A two bedroom semi detached property situated close to all the local amenities and with a large rear garden measuring approx. 100'. The accommodation comprises lounge to the front of the property which opens to a kitchen breakfast room overlooking the rear garden. To the first floor there are two double bedrooms and a family bathroom. Externally there are gardens to the front and rear, plus parking for two cars and/or space for a garage subject to planning. The property located overlooking a small green to the front close to the local shops, village school and park. There is a main line station approx. 0.6 miles from the property with trains into London Liverpool Street.



## Distances

Hatfield Peverel Train Station 0.6 miles

A12 Northbound 0.3 miles

A12 Southbound 0.9 miles

Hatfield Peverel Primary School  
0.3 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

### Lounge

4.10 x 2.73 (13'5" x 8'11")

### Kitchen/Breakfast Room

4.90 x 3.73 (16'0" x 12'2")

## FIRST FLOOR

### Bedroom One

4.05 x 3.01 (13'3" x 9'10")

### Bedroom Two

3.50 x 2.40 (11'5" x 7'10")

## EXTERIOR

Rear Garden - Approx. 100'

Front Garden

Parking for two cars at the rear

## 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



**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

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F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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