

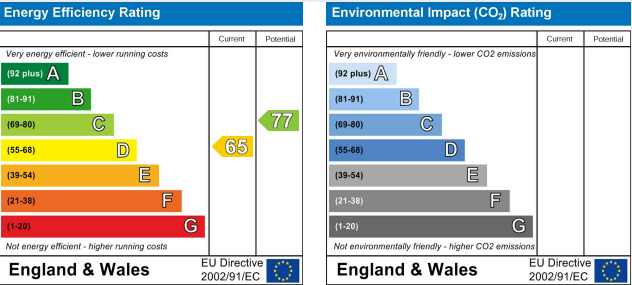
Paul Mason Associates



Marina Road, Hatfield Peverel, Essex, CM3 2DZ  
Offers in excess of £600,000



- Detached family home
- Presented to a high standard throughout
- Splendid plot measuring approx 375' in length
- Four good size bedrooms
- Modern family bathroom plus ground floor cloakroom
- Re-fitted 23'9" x 11'7" kitchen/dining room
- 18'1 x 12' lounge
- Single garage plus ample parking
- Ideally positioned approx 0.3 miles from the train station
- EPC - D

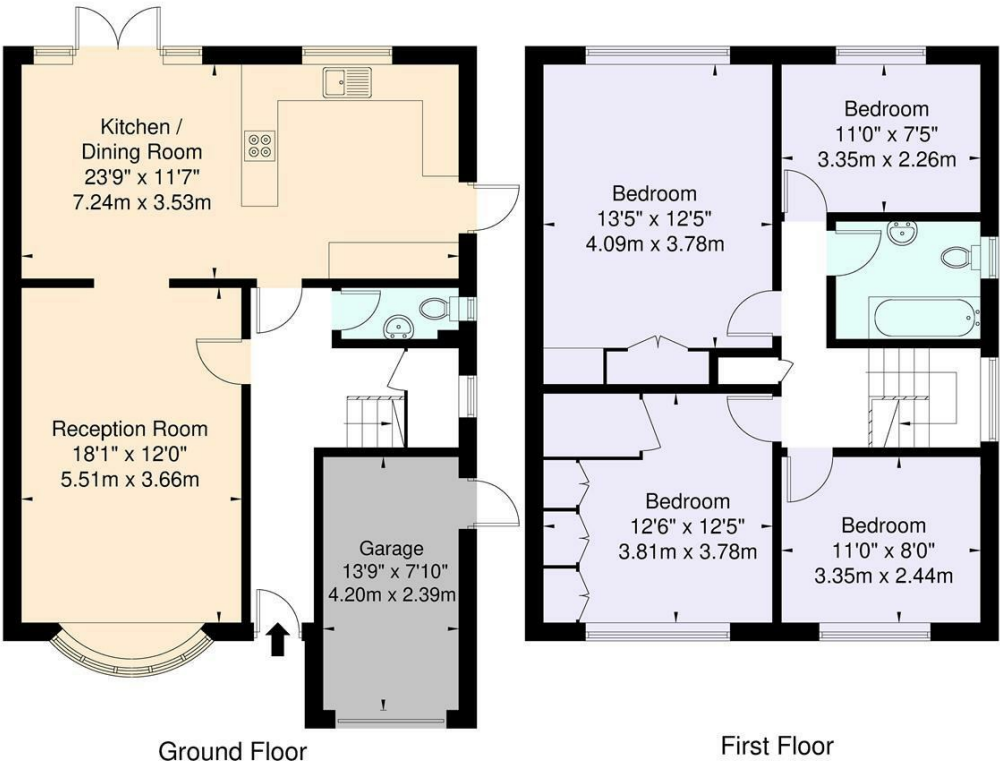


Situated in a desirable private road with just four properties, is this well presented four bedroom detached family home, boasting a wonderful secluded plot measuring approx 375' in length.

The property has been much improved by the present sellers with the accommodation comprising four good size bedrooms, modern first floor bathroom plus ground floor cloakroom, re-fitted 23'9" x 11'7" kitchen/dining room with integrated appliances plus a 18'1 x 12' lounge.

As mentioned, the property is set on a secluded plot measuring approx 375' in length. The rear offers extensive lawned gardens with a large partially completed outbuilding which could be finished by the new owner, ideal as a home office/gym/workshop. To the front there is an extensive block paved driveway providing ample parking, leading to a single garage.

The property is ideally positioned within short walking distance of the many village amenities and also approx 0.3 miles from the train station with direct links to London Liverpool Street and also offers easy access to the A12 and Chelmsford City centre.



Approximate Gross Internal Area = 128.2 sq m / 1379 sq ft  
Garage = 9.4 sq m / 101 sq ft  
Total = 137.6 sq m / 1480 sq ft

### 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

##### Cloakroom

##### Kitchen/Dining Room

7.24m x 3.53m (23'9" x 11'7" )

##### Lounge

5.51m x 3.66m (18'1" x 12'0" )

#### FIRST FLOOR

##### Bedroom One

4.09m x 3.78m (13'5" x 12'5" )

##### Bedroom Two

3.81m x 3.78m (12'6" x 12'5" )

##### Bedroom Three

3.35m x 2.44m (11'0" x 8'0" )

##### Bedroom Four

3.35m x 2.26m (11'0" x 7'5" )

##### Bathroom

##### Landing

### EXTERIOR - PLOT MEASURING APPROX 375' IN LENGTH

##### Garage

4.20m x 2.39m (13'9" x 7'10" )

##### Front Garden/Driveway

##### Rear Garden

##### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Braintree

##### Viewings

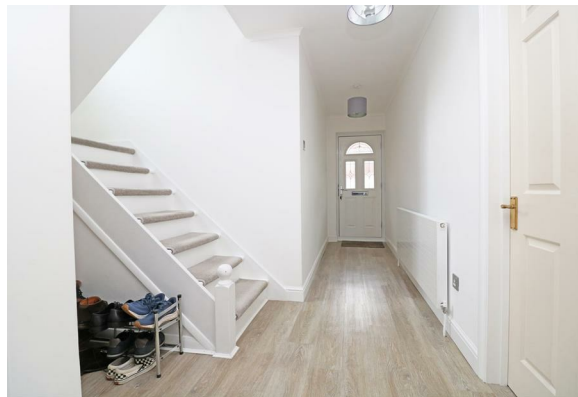
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

##### 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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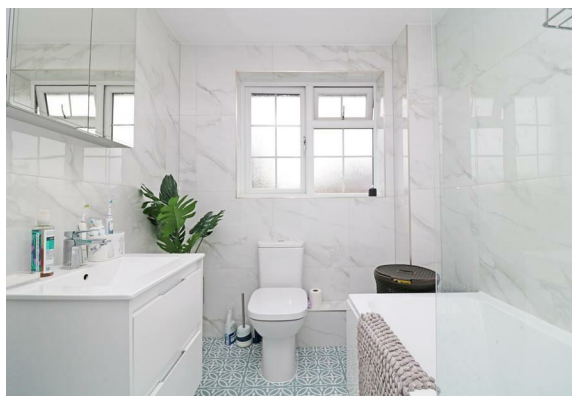
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