

Paul Mason  
Associates

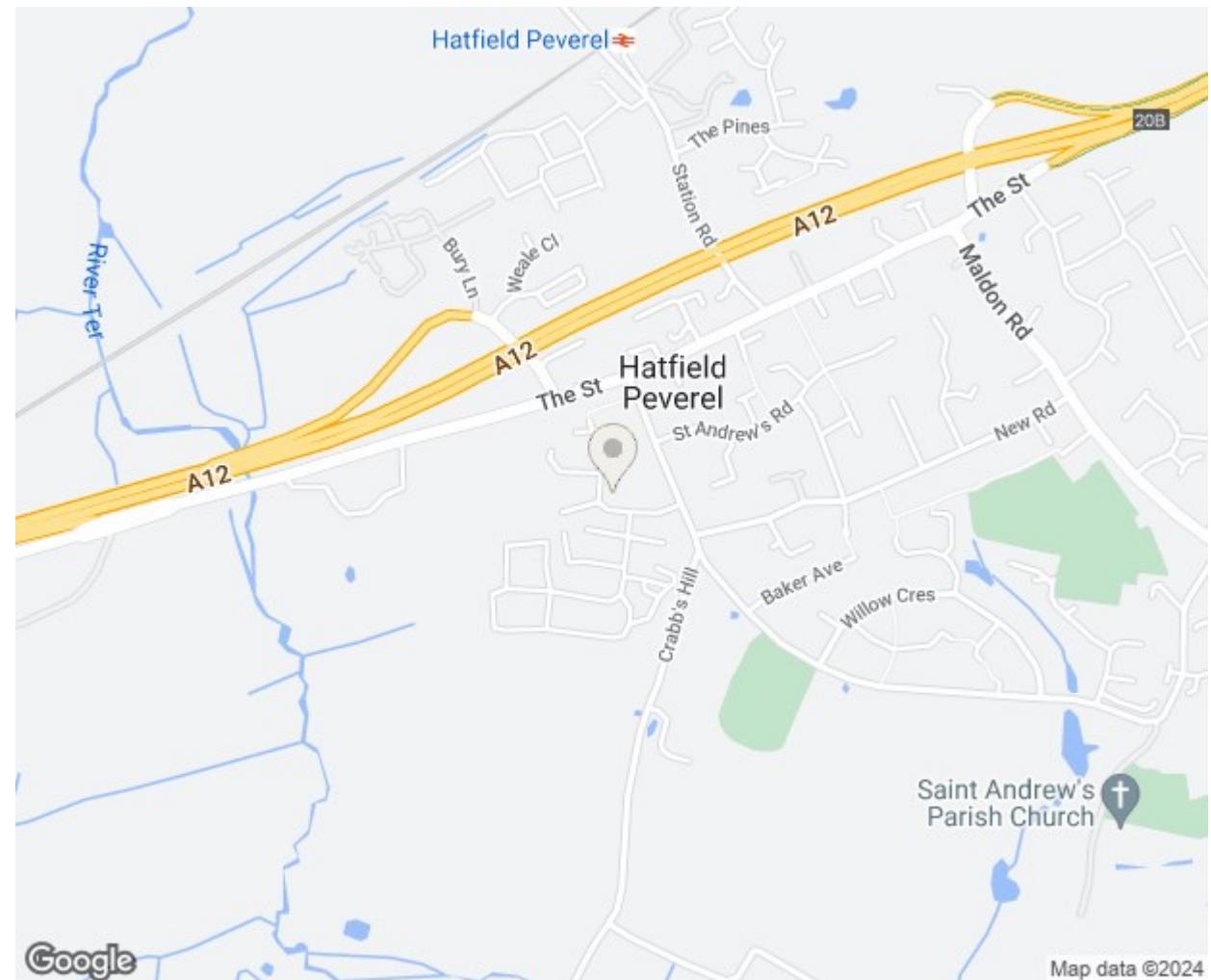


Stone Path Drive, Hatfield Peverel, Essex, CM3 2LG  
£1,600 Per month

- Available immediately
- Three bedrooms and re-fitted bathroom
- Lounge
- Dining Room
- Garden Room
- Re-fitted kitchen
- Driveway with carport providing off street parking
- Front and rear gardens
- Hatfield Peverel Railway Station - 0.6 miles
- EPC - TBC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Available immediately is this three bedroom semi detached house, ideally situated in a popular cul-de-sac within 0.6 miles of a mainline train station. The property has been completely renovated by the current landlord to a high standard throughout and comprises lounge, separate dining room, garden room and re-fitted kitchen to the ground floor. The first floor comprises three bedrooms and a re-fitted family bathroom. Externally there are gardens to the front and rear, as well as driveway with carport providing ample off street parking. The village of Hatfield Peverel benefits from an infant and junior school, shops, doctors, dentists and station with trains into London Liverpool Street.



## Distances

Hatfield Peverel Railway Station feeding London Liverpool Street (0.6 miles)  
A12 Northbound (0.7 miles)  
A12 Southbound (0.8 miles)  
Hatfield Peverel Junior School (0.7 miles)  
London Stansted Airport (20.4 miles)

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Lobby

Part glazed entrance door and window to front, glazed door to:

#### Entrance Hall

Stairs to first floor, door to:

#### Lounge

4.03m x 3.75m (13'2" x 12'3")  
Window to front understairs storage cupboard, opening to

#### Dining Room

3.34m x 2.45m (10'11" x 8'0")  
Glazed sliding patio doors to:

#### Garden Room

4.54m x 2.30m (14'10" x 7'6")  
Windows and glazed doors to the rear garden.

#### Kitchen

3.33m x 2.32m (10'11" x 7'7")  
Units fitted to eye and base level finished with laminate roll top work surfaces and inset stainless steel sink unit with drainer and mixer taps. Space for washing machine, built-in oven and hob. Window to side.

### FIRST FLOOR

#### Bedroom

4.67m x 2.72m (15'3" x 8'11")  
Window to front, airing cupboard, housing hot water cylinder and immersion

#### Bedroom

2.84m x 2.79m (9'3" x 9'1" )  
Window to rear

#### Bedroom

2.93m x 1.96m (9'7" x 6'5")  
Window to rear and built-in cupboard.

#### Bathroom

Refitted white suite comprising bath with mixer taps and independent shower over, inset wash hand basin and low level WC with concealed cistern. Panelled walls, heated towel rail and obscure window to rear.

#### Landing

Stairs to ground floor and window to side, access to loft.

### EXTERIOR

#### Rear Garden

Mainly laid to lawn with footpath to a rear seating area. Gate to side leading to front.

#### Front Garden

Lawn area to front. Driveway providing off street parking and access to the entrance door.

### Recent Improvements Completed By The Landlord

All ceiling replastered  
Property painted throughout  
New UPVC double glazing units and door to

room at rear

New roof, guttering and fascia to room at rear

New LVT flooring throughout

New stairs carpet

New electric fuse box and major electrical works done

New skirting throughout

Brand new bathroom

Bath and shower have pumped water

Hinges replaced on window where required

A number of new radiators

Quality induction hob and oven

New UPVC kitchen door

New large UPVC sliding doors from dining room to room at rear

Refitted kitchen

New roof to carport.

### 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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