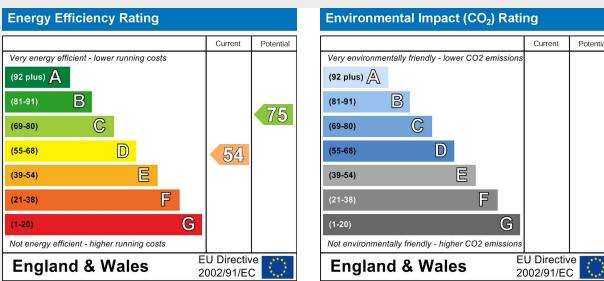


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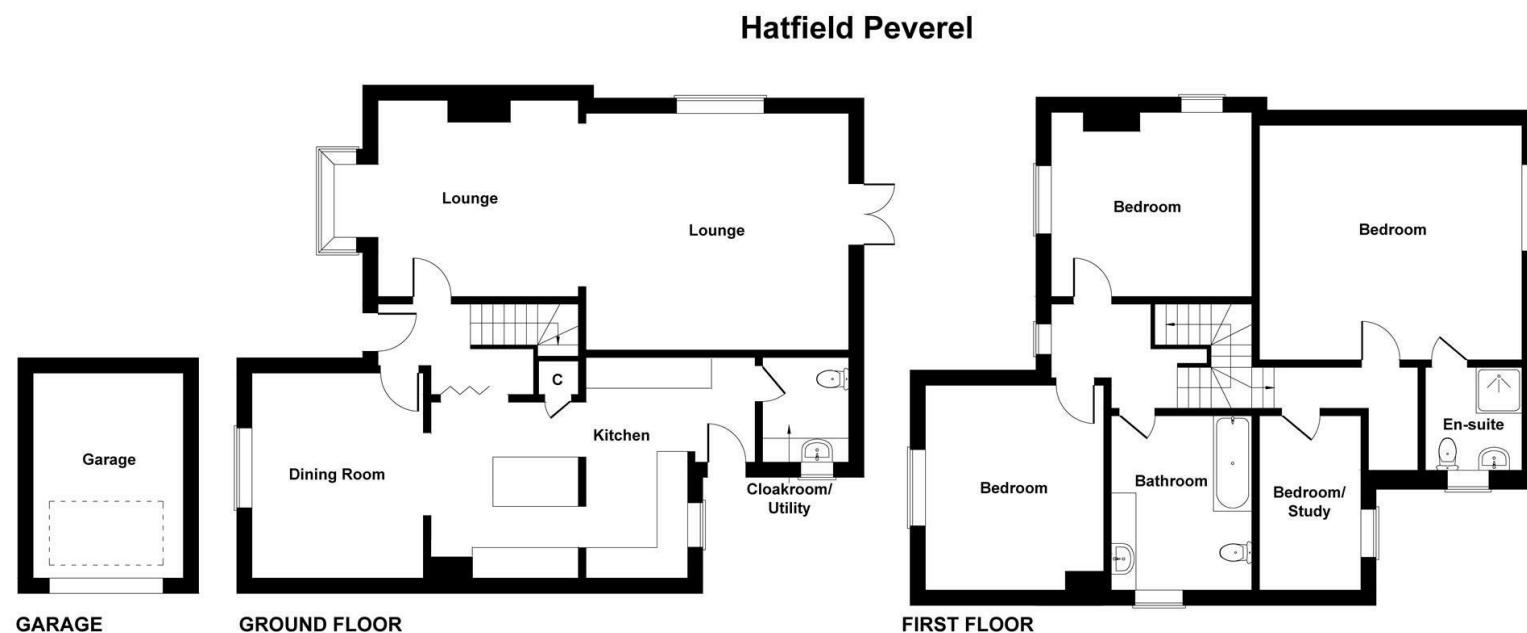


The Street, Hatfield Peverel, Essex, CM3 2DY  
Guide price £700,000

- Detached family residence
- Four bedrooms
- Refitted ensuite
- Large refitted family bathroom
- Triple aspect lounge
- Dining room/sitting room
- Refitted kitchen/breakfast room
- Utility/cloakroom
- Large secluded garden and detached single garage
- EPC - E



A delightful family residence with a large secluded garden, situated within walking distance of the train station. The property was built in 1926 and includes some of the original features including fireplaces and internal doors, as well as sympathetic improvements including window shutters and detailed floor tiling. The residence offers four bedrooms to the first floor with a refitted ensuite to the principal bedroom plus a refitted family bathroom. The ground floor accommodation is approached via an entrance hall which leads to the main living rooms. There is a triple aspect lounge measuring 9.49m x 4.08m with feature boxed bay window to the front and glazed french doors leading into the garden. To the front of the property is a dining room which is currently being used as a sitting room and opens into a modern kitchen. The kitchen is finished with granite work surfaces and matching island unit, there are built-in appliances including oven, combination oven, induction hob and dishwasher plus a built-in pantry. To the rear of the kitchen is a separate utility room/cloakroom. Externally there is ample parking driveway, which is recently laid to the front of the property plus additional parking to the rear driveway which leads to an insulated detached garage with electric roller door. The rear garden commences with a recently laid paved patio area and further raised decking area to the side overlooking the lawned gardens with flower and shrub borders.



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## 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 Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

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 - 0.4 miles

A12 Northbound - 0.5 miles

A12 Southbound - 0.5 miles

Chelmsford City Centre - 6.8 miles

London Stansted Airport - 22.8 miles

All mileages are approximate

## Accommodation

### GROUND FLOOR

#### Entrance Hall

#### Lounge

9.49m into bay x 4.08m (31'1" into bay x 13'4")

#### Dining Room/Sitting Room

3.63m x 3.26m (11'10" x 10'8")

#### Kitchen/Breakfast Room

5.73m max x 4.26m (18'9" max x 13'11")

#### Utility Room/Cloakroom

4.26m x 1.84m (13'11" x 6'0")

### FIRST FLOOR

#### Landing

#### Bedroom One

4.73m x 4.10m (15'6" x 13'5")

#### Ensuite

#### Bedroom Two

3.78m x 3.73m (12'4" x 12'2")

#### Bedroom Three

3.61m x 3.23m (11'10" x 10'7")

#### Bedroom Four

3.07m x 1.41m (10'0" x 4'7")

#### Family Bathroom

#### Exterior

#### Garage

7.13m x 3.77m (23'4" x 12'4")

## 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.

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.



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