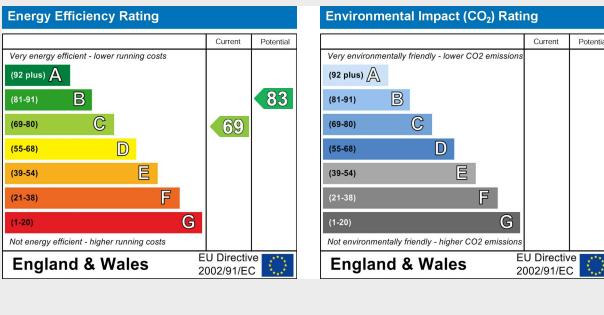


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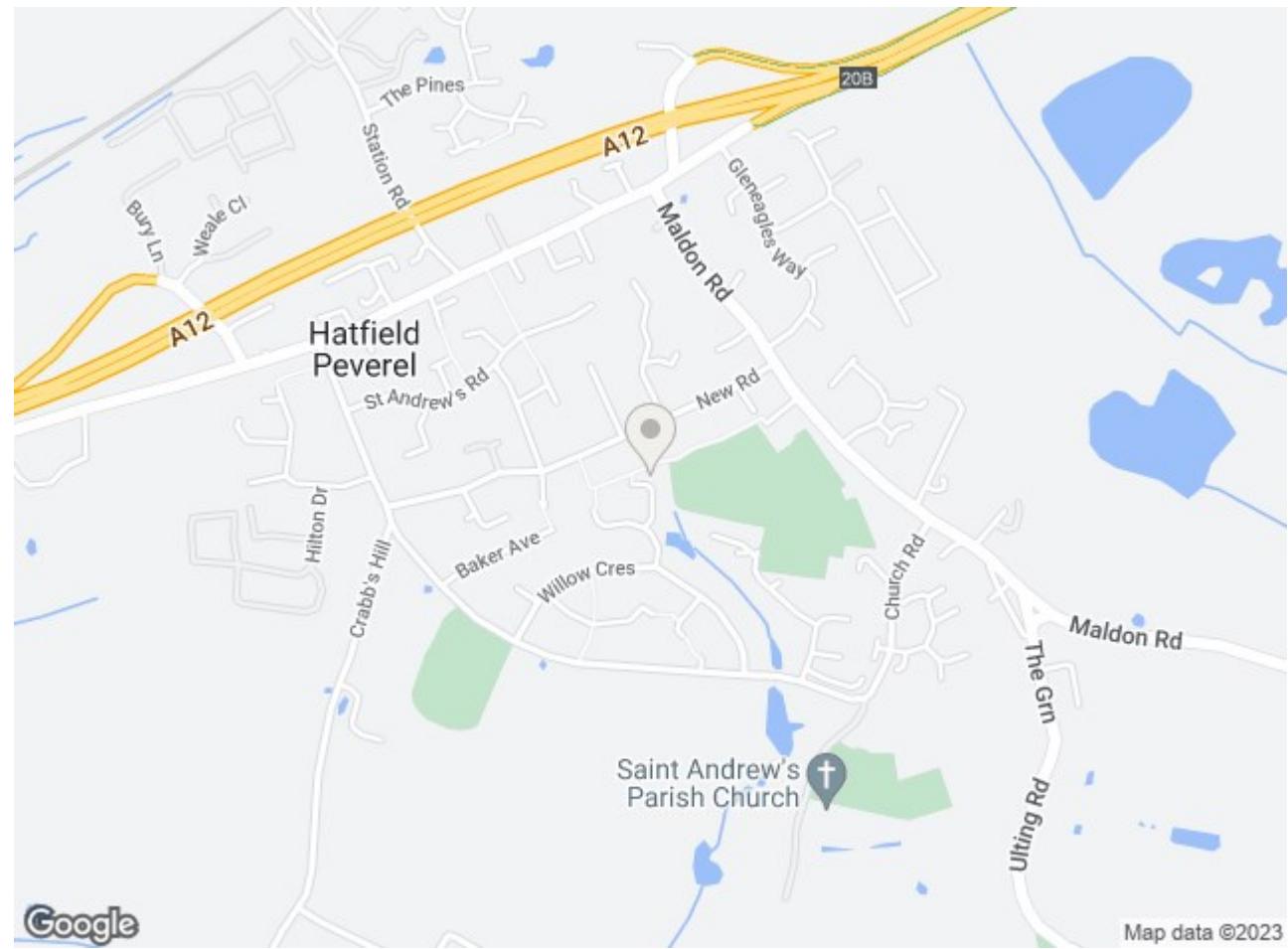


Beech Rise, Hatfield Peverel, Essex, CM3 2LR  
Offers in excess of £600,000

- Sought after cul-de-sac location
- Redesigned and refurbished to a high standard throughout
- Four good size bedrooms
- Four piece family bathroom plus ground floor cloakroom
- Splendid open plan lounge/dining room/kitchen
- Additional snug area
- Secluded and well maintained rear garden
- Off street parking
- Single garage
- EPC - C



Situated in a highly favoured small cul-de-sac, ideally positioned just under a mile from the train station, is this splendid four bedroom detached family home which has been redesigned and refurbished to a high standard throughout. To the ground floor the accommodation boasts splendid open plan living with a magnificent large open plan lounge/dining/kitchen area with French doors leading to the garden, separate snug area and cloakroom/WC. To the first floor the property offers four good size well presented bedrooms, a modern four piece family bathroom plus galleried landing. Further features include a detached garage plus driveway providing off street parking, secluded and well maintained rear garden with large private decking area and UPVC double glazing. The property is also ideally positioned within walking distance of the local Primary School and village amenities and with easy access to the A12 and Chelmsford City Centre. INTERNAL VIEWING ADVISED.



## Distances

Hatfield Peverel Train Station - 0.9 miles  
Hatfield Peverel Primary School - 0.4 miles  
Hatfield Peverel Co-op & Post Office - 0.8 miles  
A12 Southbound - 1.0 miles  
A12 Northbound - 1.0 miles  
Chelmsford City Centre - 7.5 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

Open Plan Lounge/Dining Room/Kitchen

7.95m x 6.91m (26'0" x 22'8" )

Snug

3.67m x 2.08m (12'0" x 6'9" )

### FIRST FLOOR

#### Bedroom One

3.80m + wardrobes x 3.66m (12'5" + wardrobes x 12'0" )

#### Bedroom Two

3.63m x 3.37m (11'10" x 11'0" )

#### Bedroom Three

3.17m x 2.61m (10'4" x 8'6" )

#### Bedroom Four

3.05m x 2.05m (10'0" x 6'8" )

#### Family Bathroom

#### Part Galleried Landing

#### EXTERIOR

Secluded Rear Garden

Single Garage

Off Street Parking To Front

#### 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.





**Paul Mason** Associates

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CM3 6JP  
T: 01621 742 310

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T: 01245 382 555

**Sales | Lettings | Development | Investment**

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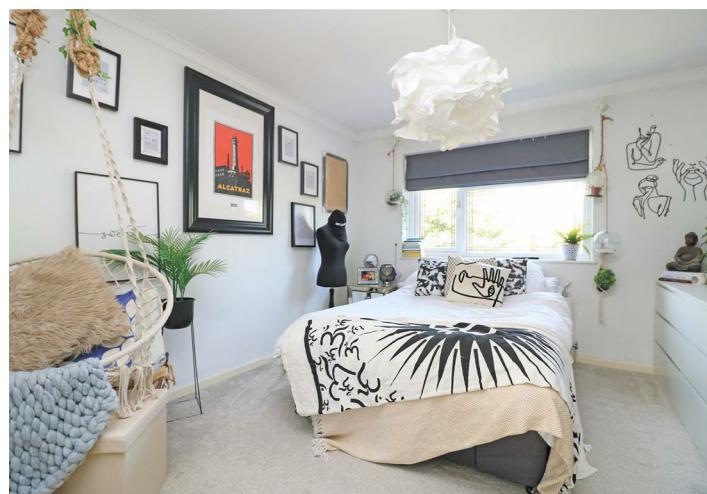
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