

Paul Mason Associates



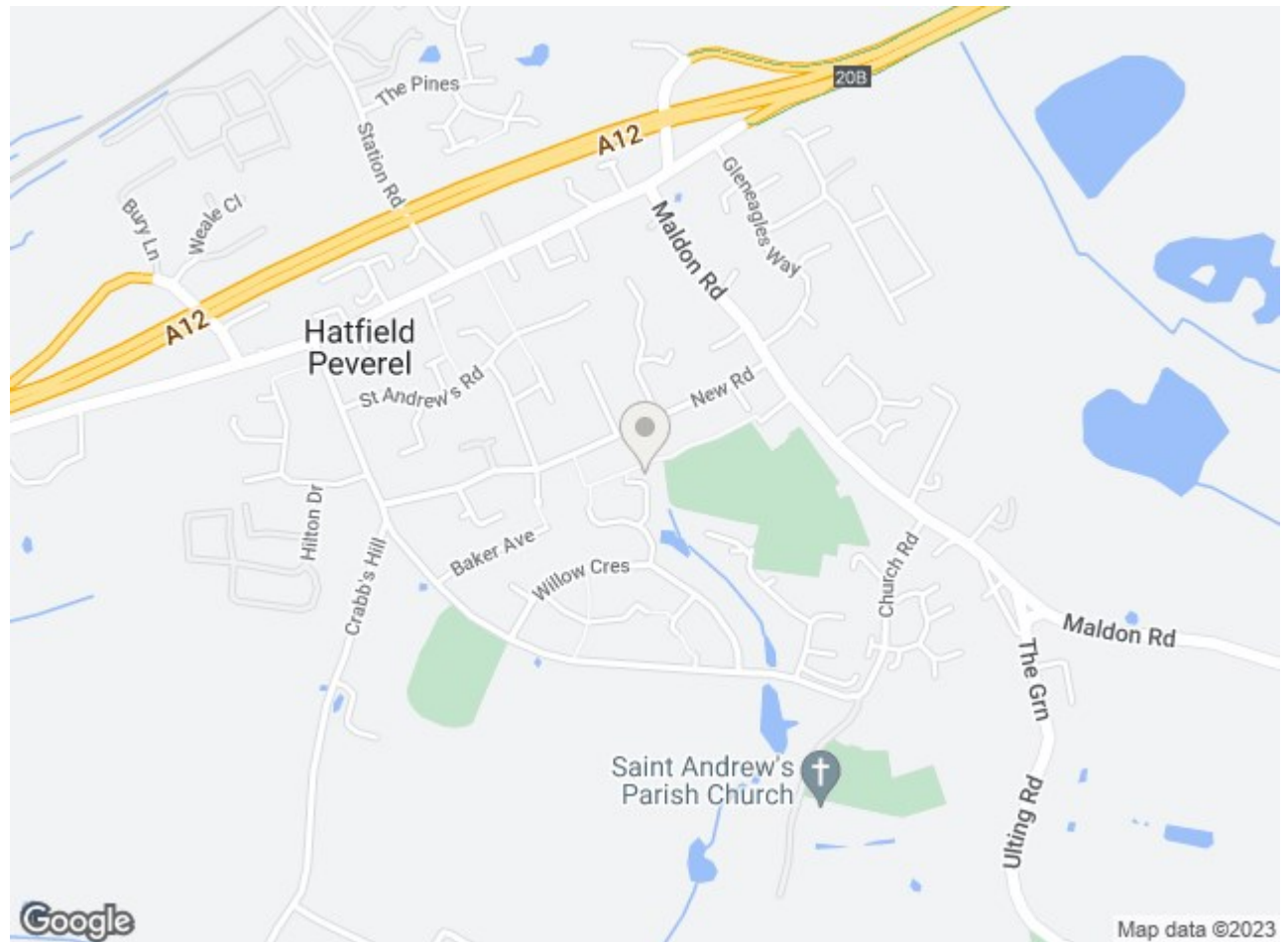
Beech Rise, Hatfield Peverel, Essex, CM3 2LR
Offers in excess of £600,000

- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

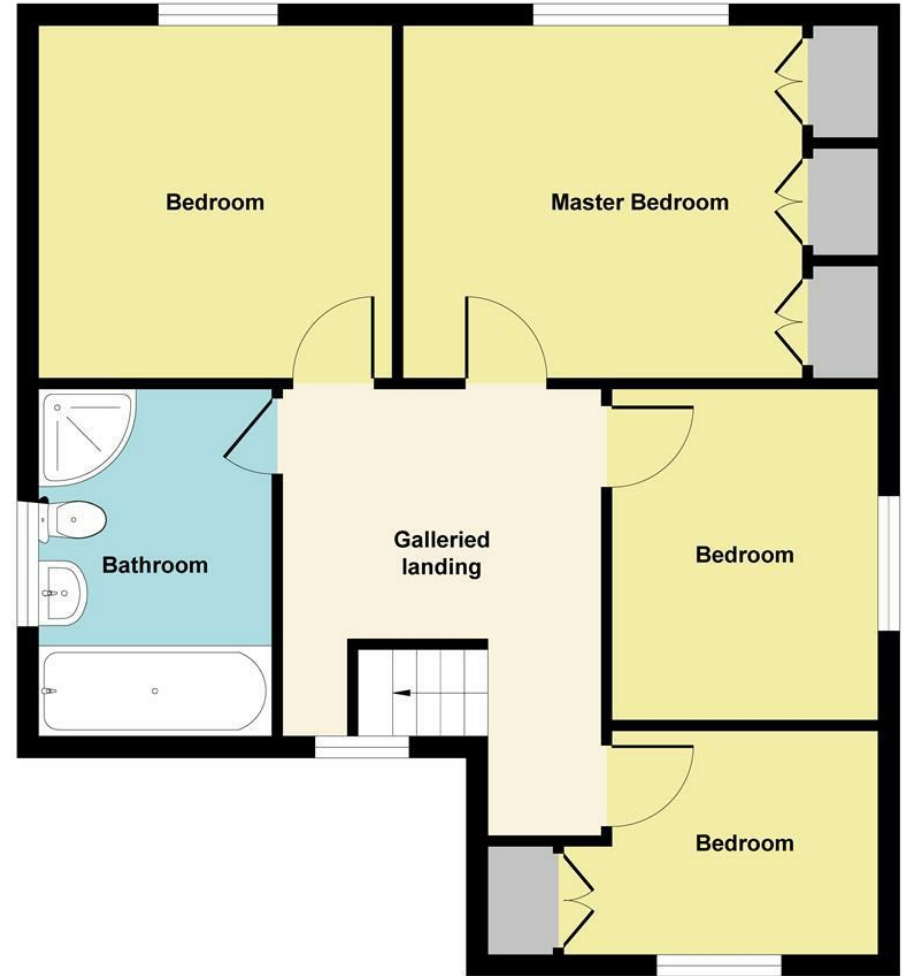
Important Notices

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.



Ground Floor



First Floor



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T: 01245 382 555

Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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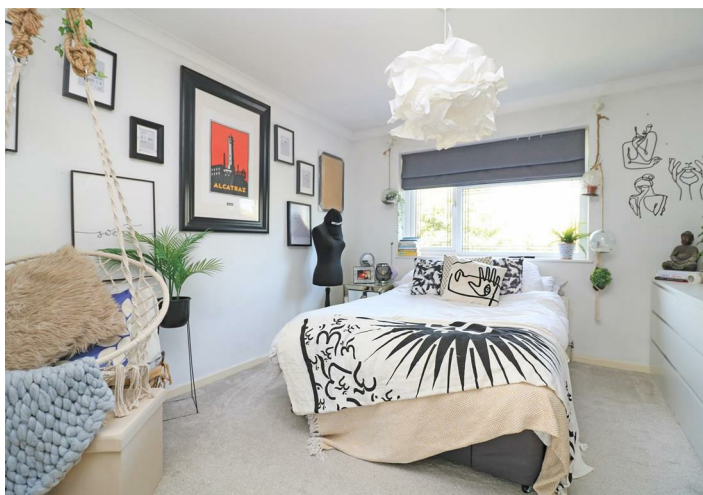
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