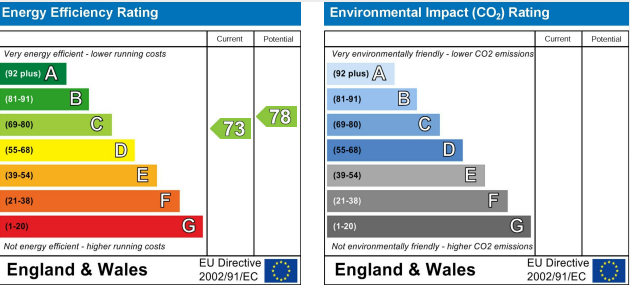


Paul Mason Associates



Church Road, Hatfield Peverel, CM3 2LA
Guide price £350,000

- Two-bedroom semi-detached home in sought-after Hatfield Peverel
- Walking distance to local shops, amenities, pubs and railway station with links into London
- Cosy lounge featuring a fireplace and useful understairs storage
- Versatile study area with attractive archway through to the lounge
- Spacious kitchen with ample worktop and cupboard space
- Bright conservatory, ideal for dining, with doors to the rear garden
- Two well-proportioned bedrooms and a spacious three-piece family bathroom
- Generous rear garden with patio seating area
- Driveway parking for two cars
- EPC - C



Situated in the sought-after village of Hatfield Peverel, this well-presented two-bedroom semi-detached home offers spacious and versatile accommodation, a generous rear garden, a single garage and driveway parking for two vehicles. The property is conveniently positioned within walking distance of local shops, amenities, pubs and Hatfield Peverel railway station, providing direct links into London Liverpool Street.

Upon entering, the entrance hallway leads into a versatile reception room at the front of the property, featuring an attractive open archway through to the lounge, allowing natural light to flow between the two spaces. The cosy lounge benefits from a feature fireplace and useful understairs storage cupboard. To the rear, the spacious kitchen offers ample worktop and cupboard space along both sides, with an integrated oven and room for a freestanding fridge and washing machine. A charming stable door provides access to the side garden, whilst a further doorway leads into the conservatory. This bright and versatile space is ideal for use as a dining area, with double doors opening directly onto the rear garden.

Upstairs, the property offers two well-proportioned bedrooms. The principal bedroom is positioned at the front and benefits from a fitted storage cupboard, ideal for wardrobe space. The second bedroom overlooks the rear garden and provides space for a single bed and additional furniture. Completing the first floor is a spacious three-piece family bathroom, featuring a bath with shower over.

Externally, the property enjoys a generous rear garden, predominantly laid to lawn, offering plenty of space for outdoor activities and entertaining. A patio area to the side provides an ideal spot for a seating area. The property also benefits from a single garage, accessible from both the front and rear garden, offering excellent storage or additional parking options. To the front, a private driveway provides off-road parking for two vehicles.



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

Study Area
3.90m x 3.25m (12'9" x 10'7")

Lounge
4.21m x 3.30m (13'9" x 10'9")

Kitchen
4.20m x 2.53m (13'9" x 8'3")

Conservatory
4.32m x 2.69m (14'2" x 8'9")

FIRST FLOOR

Landing

Bedroom One
3.39m x 3.25m (11'1" x 10'7")

Bedroom Two
3.37m x 3.25m (11'0" x 10'7")

Family Bathroom
2.56m x 2.44m (8'4" x 8'0")

EXTERIOR

Rear Garden

Single Garage

Driveway parking

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.



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Sales | Lettings | Development | Investment

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