

Paul Mason Associates



The Street, Hatfield Peverel, Essex, CM3 2EG

Guide price £350,000

- Situated in a prime location of Hatfield Peverel
- End terrace cottage with a wealth of charm and character, built in 1865
- Three bedrooms
- Sitting room with feature fireplace
- 20'4 x 12'11 max kitchen/dining room
- Ground floor bathroom
- Secluded and well maintained garden
- Off street parking
- 0.4 miles from the train station and short walk to the local shops and amenities
- EPC - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

In the heart of Hatfield Peverel is this charming three bedroom cottage boasting a wealth of charm and character, dating back to 1865.

Ideal for commuters, the property is ideally positioned just 0.4 miles from the train station, providing access to wider transport connections. The property is also conveniently positioned within short walking distance of the many village shops and amenities, along with easy access to the A12, Witham and Maldon and Chelmsford City Centre.

Internally the property boasts a pleasant sitting room with feature fireplace, 20'4 x 12'11 max kitchen/dining room, ground floor bathroom and three first floor bedrooms.

Externally there is a well maintained secluded garden, along with off street parking for one car.

An internal viewing is highly recommended to appreciate this wonderful cottage.



### 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.

### GROUND FLOOR

#### Entrance Porch

#### Sitting Room

3.97m x 3.43m (13'0" x 11'3" )

#### Kitchen/Dining Room

6.21m x 3.94m max (20'4" x 12'11" max)

#### Bathroom

### FIRST FLOOR

#### Bedroom One

4.00m x 3.40m (13'1" x 11'1" )

#### Bedroom Two

3.97m x 2.02m (13'0" x 6'7" )

#### Bedroom Three

3.08m x 2.77m (10'1" x 9'1" )

### EXTERIOR

#### Garden

#### Parking

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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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