

# Paul Mason Associates



Mortimer Road, Hatfield Peverel, Chelmsford, CM3 2ES  
Guide Price £550,000

- Spacious 4/5 bedroom semi-detached family home in central Hatfield Peverel
- Within easy reach of St Andrew's Primary School and village amenities
- Large lounge opening into an open-plan kitchen/dining room and separate utility room
- Flexible extra reception room/bedroom 5 with air conditioning
- Converted garage area ideal as a study or hobby room
- Four well-sized bedrooms, all with fitted wardrobes
- Two en-suites plus a Jack and Jill family bathroom
- Low-maintenance rear garden with home office/outbuilding
- Large driveway providing off-road parking for 5-6 vehicles
- EPC - TBC

A spacious and versatile 4/5 bedroom semi-detached family home in the heart of Hatfield Peverel, ideally positioned close to St Andrew's Primary School and the village's everyday amenities.

This well-presented property offers generous and flexible accommodation throughout, beginning with a welcoming entrance lobby leading into an impressive 6.05m x 5.43m lounge. Double doors open through to a superb open-plan kitchen/dining room, creating an ideal layout for modern family living. There is also a separate utility room and access to a partially converted garage, now providing a useful hobby room/study, while retaining a garage section to the front.

Further ground floor space includes a separate sitting room, which could also serve as bedroom five, complete with air conditioning and double doors opening to the garden. A ground floor WC adds further practicality.

Upstairs, a spacious landing leads to four well-proportioned bedrooms, all benefiting from fitted wardrobes and air conditioning. The principal bedroom enjoys a stylish three-piece en-suite, while bedroom two also features its own shower room en-suite. Bedroom three offers Jack and Jill access to the family bathroom, which is fitted with a three-piece suite.

Outside, the rear garden is a real feature, being low maintenance and unoverlooked, with a patio area and the remainder laid to lawn. There is access to a shed and a separate outbuilding/home office with power and fitted units, ideal for home working or additional storage. To the front, the property benefits from a large driveway providing off-road parking for 5-6 vehicles, along with a garage featuring an electric up-and-over door.

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



## 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.

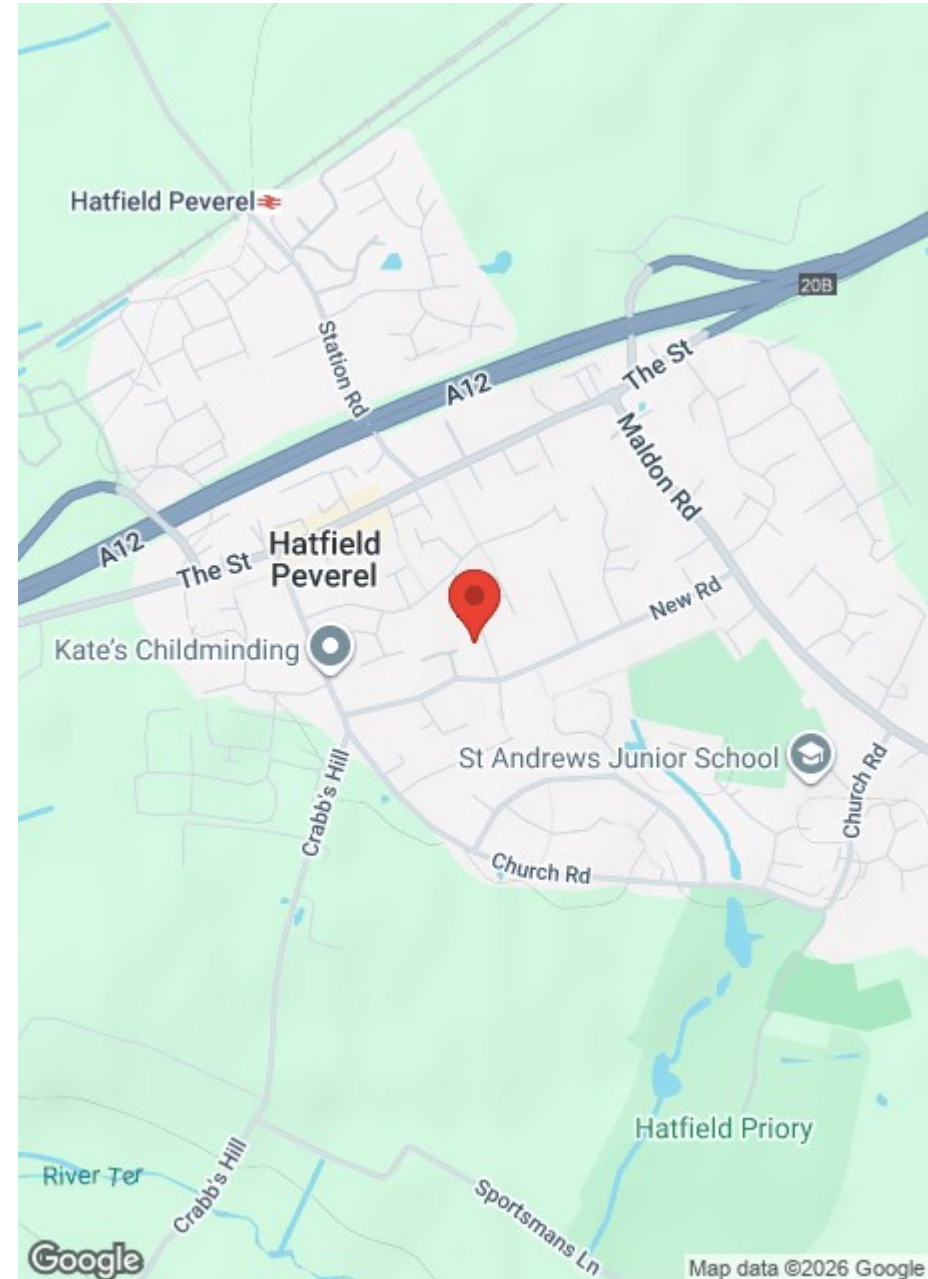
Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently 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.



## ACCOMMODATION

### GROUND FLOOR

Entrance Lobby

Lounge

6.05m x 5.44m (19'10" x 17'10")

Kitchen/Dining Room

8.65m x 3.18m (28'4" x 10'5")

Utility Room

Study/Hobby Room

6.02m x 3.14m (19'9" x 10'3")

Bedroom Five/ Sitting Room

8.10m x 2.64m (26'6" x 8'7")

Cloakroom

### FIRST FLOOR

Landing

Bedroom One

5.37m x 3.25m (17'7" x 10'7" )

En-Suite

Bedroom Two

3.26m x 2.38m (10'8" x 7'9")

En-Suite Shower Room

Bedroom Three

3.05m x 2.76m (10'0" x 9'0" )

Bedroom Four

3.31m x 2.92m (10'10" x 9'6")

Family Bathroom

### EXTERIOR

Driveway

Rear Garden

Outbuilding with Power and Units

3.97m x 3.42m (13'0" x 11'2")

Garage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

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.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

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CM3 2DP

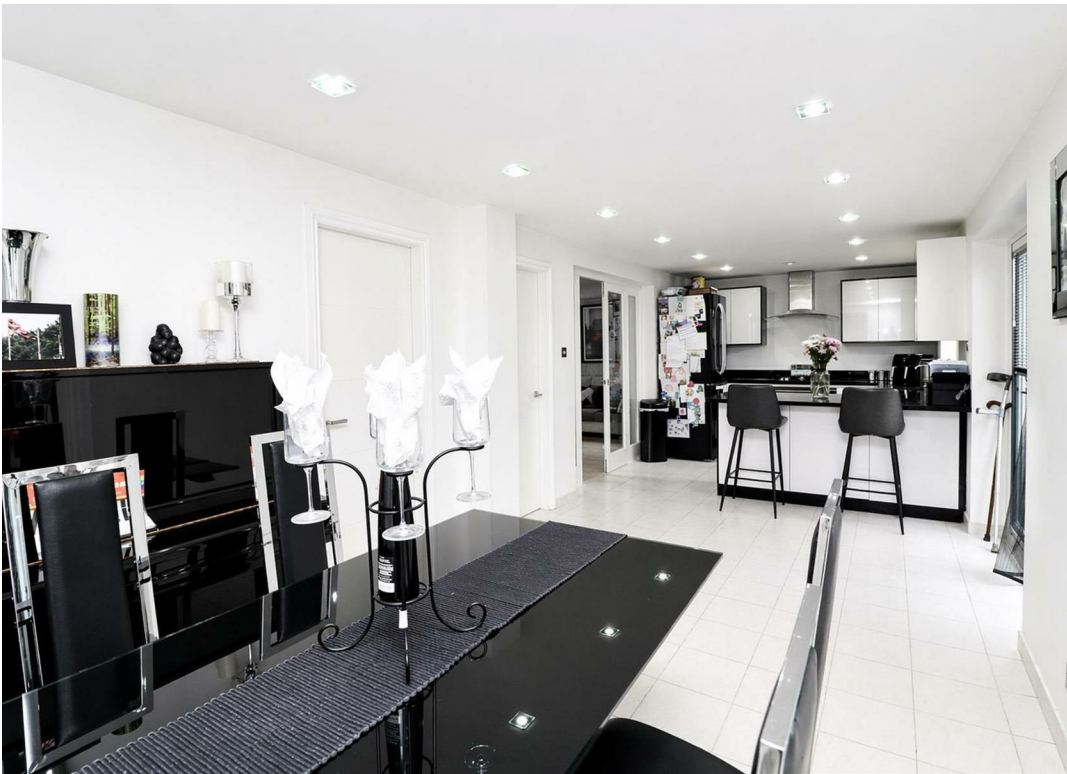
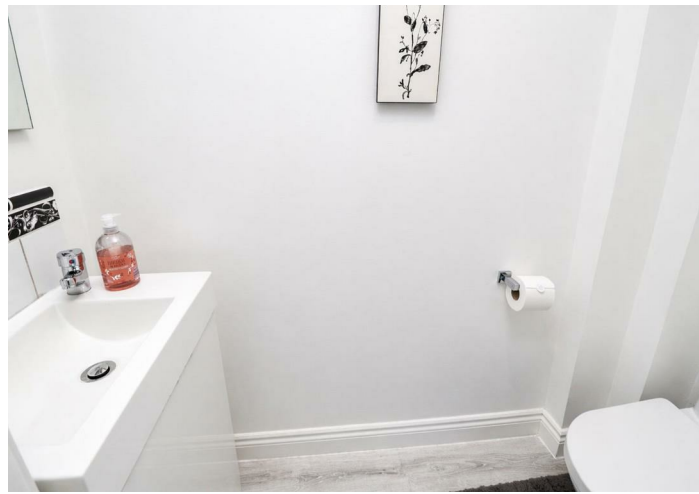
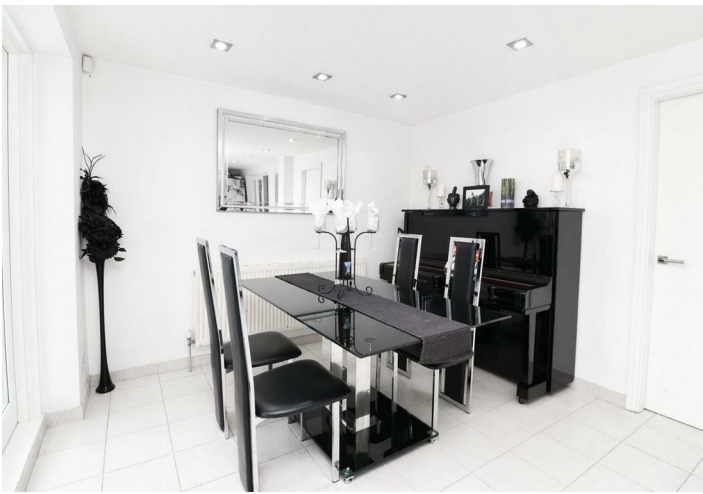
T: 01245 382 555

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F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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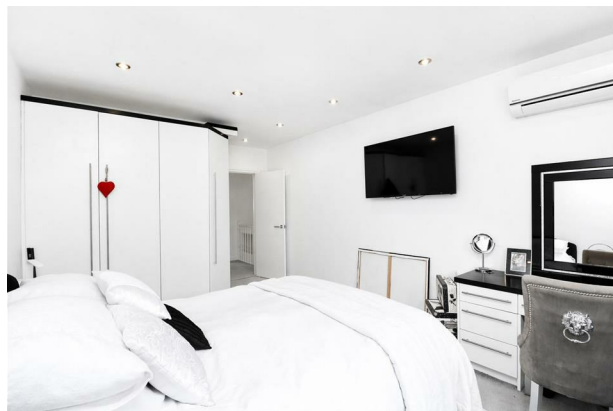
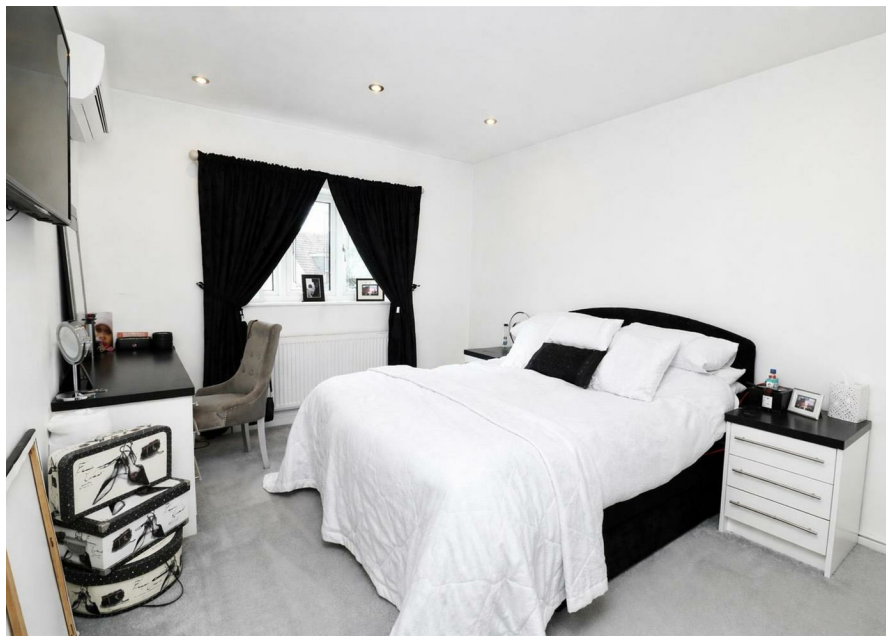
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