

Paul Mason Associates



Hawthorn Road, Hatfield Peverel, Essex, CM3 2SE

Guide price £550,000

- No onward chain
- Highly sought after location within short walking distance of the train station
- Four good size bedrooms
- Modern shower room, ensuite to master bedroom and ground floor cloakroom
- Lounge, separate dining room and large conservatory
- Spacious modern fitted kitchen/breakfast room
- Secluded low maintenance rear garden
- Single garage and block paved driveway providing ample off street parking
- Gas central heating and UPVC double glazed windows
- EPC - D

Situated in a highly sought after location within short walking distance of Hatfield Peverel train station with direct links to London Liverpool Street, is this spacious four bedroom detached family home being offered for sale with the benefit of no onward chain. The accommodation comprises four good size bedrooms, ensuite to master bedroom, modern refitted shower room, 16'8 x 11' lounge, separate dining room plus large conservatory, 14'2 x 10'7 modern fitted kitchen/breakfast room with a range of integrated appliances and ground floor cloakroom/WC. The property boasts a good size secluded low maintenance rear garden, single garage, block paved driveway providing ample off street parking, gas central heating and UPVC double glazed windows. Internal viewing highly recommended to avoid disappointment.

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Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	78
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			

Distances

Hatfield Peverel Train Station
feeding London Liverpool Street
(0.2 miles)

Hatfield Peverel Primary School
(1.0 mile)

A12 Southbound (1.0 mile)

A12 Northbound (0.7 miles)

Chelmsford City Centre (7.7
miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance
door. Stairs to first floor. Radiator.
Door to the garage.

Cloakroom

Obscure double glazed window to
side. Modern white suite
comprising low-level WC and
vanity wash and basin with mixer
taps. Fully tiled walls and tiled
flooring. Chrome effect heated
towel rail.

Lounge

5.09m x 3.36m (16'8" x 11'0")
Double glazed window to front.
Feature fireplace with fitted
electric fire. Coved ceiling. TV
point. Radiator. Double doors
opening through to –

Dining Room

3.31m x 3.23m (10'10" x 10'7")
Double glazed sliding patio doors
to rear leading to conservatory.
Radiator. Coved ceiling.

Conservatory

4.30m x 2.58m (14'1" x 8'5")
Double glazed windows to rear
and side and double glazed sliding
patio doors to rear. Radiator.

Kitchen/Breakfast Room

4.34m x 3.23m (14'2" x 10'7")
Double glazed window to rear and
side and double glazed door to
side. An extensive range of
modern fitted units to base and
eye level. Laminate roll top work
surface incorporating stainless
steel sink unit with mixer taps. A
range of integrated appliances to
remain including eye level double

oven, hob with extractor hood
over, dishwasher and full height
fridge. Concealed gas fired boiler.
Part tiled walls. Tiled flooring with
underfloor heating.

FIRST FLOOR

Bedroom One

4.37m x 3.39m (14'4" x 11'1")
Double glazed window to front.
Two large built-in double
wardrobes with overhead storage.
Radiator. Coved ceiling. Door to –

Ensuite

Obscure double glazed window to
front. Modern white suite
comprising low-level WC and
vanity wash and basin with mixer
tap to storage below. Shower
cubicle with tiled surround and
fitted glass shower screen. Tiled
walls.

Bedroom Two

4.11m + wardrobes x 3.30m (13'5" +
wardrobes x 10'9")
Double glazed window to front.
Two large built-in double
wardrobes with overhead storage.
Radiator.

Bedroom Three

3.96m x 2.36m (12'11" x 7'8")
Double glazed window to rear.
Large built-in double wardrobe with overhead storage. Radiator.

Bedroom Four

3.36m x 2.33m (11'0" x 7'7")
Double glazed window to rear.
Large built-in double wardrobe with overhead storage. Radiator.

Shower Room

Obscure double glazed window to rear. Re-fitted modern white suite comprising low-level WC and vanity wash hand basin with mixer taps and storage below. Large shower cubicle with a fitted glass shower screen and tiles around. Tiled walls and flooring. Chrome affect heated towel rail.

Landing

Stairs to ground floor. Access to loft area. Built-in airing cupboard.

EXTERIOR

Garage

Up and over door to front. Power and light connected. Courtesy

door leading to entrance hall. Space for appliances and space and plumbing for washing machine.

Rear Garden

A good size secluded low maintenance rear garden commencing with a large paved patio area. Artificial grass with flowers and shrubs to borders. Fencing to boundaries. Pond to rear. (Please note, the pond is owned and maintained by a neighbouring property and there is no use of or access to the pond.). Access to side. Outside lighting. Timber framed shed to remain.

Front Garden

Block paved driveway to front leading to garage providing ample off street parking. Outside lighting.

Services

Gas central heating. Mains water supply and drainage.

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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