

Paul Mason Associates



Maldon Road, Hatfield Peverel, Essex, CM3 2HJ

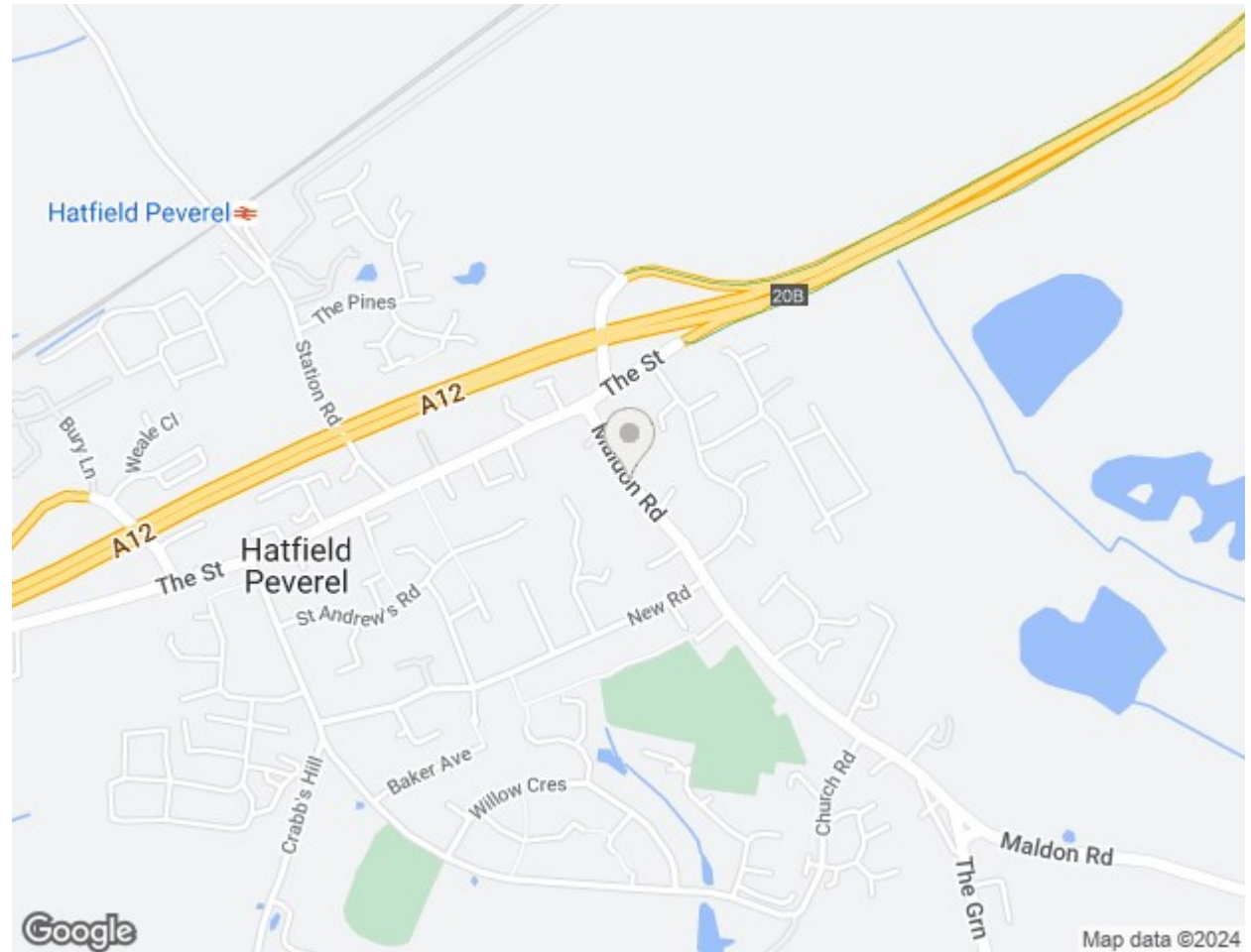
Offers in excess of £325,000

- No onward chain
- Total plot measuring approx 190' in length
- Set well back from the road
- Two double bedrooms
- First floor bathroom plus ground floor cloakroom
- 22'1 x 12'6 lounge/dining room
- Spacious fitted kitchen plus utility room
- Paved driveway providing ample off street parking
- Approx half a mile from the train station
- EPC - F

NO ONWARD CHAIN.....Set well back from the road is this spacious semi detached cottage, ideally situated approx half a mile from the train station and within short walking distance of local shops and amenities. The property is in need of some modernisation, while boasting ample scope to extend and improve subject to any required planning consent. The accommodation currently comprises two good size bedrooms, spacious four piece bathroom suite plus ground floor cloakroom, 22'1 x 12'6 lounge/dining room, 11'4 x 10'6 fitted kitchen plus a useful separate utility room. The property has the benefit of boasting a secluded and well maintained rear garden, measuring approx 80' in length. An internal viewing is highly recommended to appreciate this wonderful cottage, with keys held for viewings.

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	56
(21-38) F	21
(1-20) G	
Not energy efficient - higher running costs	
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	
EU Directive 2002/91/EC	



Distances

Hatfield Peverel Train Station 0.5 miles

A12 Northbound 0.3 miles

A12 Southbound 0.8 miles

Hatfield Peverel Primary School
0.4 miles

Chelmsford City Centre 7 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Double glazed sliding entrance door. Tiled flooring. UPVC door to:-

Inner Hall

Door to:

Lounge/Dining Room

6.74m x 3.83m (22'1" x 12'6")
Double glazed window to front. Feature fireplace and further fire with back boiler for lounge radiator. Wall mounted electric heater. Stairs to first floor.

Cloakroom

Obscure double glazed window to side. Low level WC and vanity wash hand basin. Built in storage cupboard. Tiled walls.

Utility Room

2.51m x 1.80m (8'2" x 5'10")
Fitted units to eye level. Laminate work surfaces. Space and plumbing for washing machine. Space for base level fridge and freezer.

Kitchen

3.46m x 3.22m (11'4" x 10'6")
Double glazed window to rear and side. Obscure double glazed door to side. Fitted units to base level. Work surfaces with sink unit and mixer taps. Space for free standing cooker. Part tiled walls.

FIRST FLOOR

Bedroom One

3.91m x 2.87m (12'9" x 9'4")
Double glazed window to rear. Built in storage cupboard. Airing cupboard housing hot water cylinder. Wall mounted electric heater.

Bedroom Two

3.80m x 2.23m + wardrobes (12'5" x 7'3" + wardrobes)
Double glazed window to front. Range of fitted wardrobes to one wall. Wall mounted electric heater.

Bathroom

2.89m x 2.06m (9'5" x 6'9")
Obscure double glazed window to front. Panelled bath with hand holds. Low level WC and pedestal wash hand basin with mixer taps. Separate shower cubicle. Fully tiled walls. Wall mounted electric heater. Loft access.

Landing

Double glazed window to side. Stairs to ground floor.

EXTERIOR

Front Garden

The property is set back approx 65' from the road with a long paved driveway providing ample off street parking. Mature hedging to one side providing seclusion from neighbouring property. Gate to side giving access to rear garden.

Rear Garden

A good size secluded rear garden, measuring approx 80' in length. Commencing with a private sitting area. Lawned gardens with various mature flowers, shrubs and trees. Fencing to boundaries. Timber framed shed to the rear of the garden which is remaining. Outside WC and useful brick built garden shed/storage area.

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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