

Paul Mason Associates



St. Andrews Road, Hatfield Peverel, Essex, CM3 2EL

Offers in excess of £280,000

- No onward chain - Keys held for viewings
- Ample scope to extend and improve, subject to any required planning consent
- Two bedroom semi detached house - In need of modernisation
- 18'1 x 10'1 dual aspect lounge/dining room
- Spacious kitchen/breakfast room
- Ground floor shower room
- Ample parking to the front
- Good size rear garden
- Short walk to local amenities and less than half a mile walk from Hatfield Peverel train station with direct services into London.
- EPC - TBC

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		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	

NO ONWARD CHAIN.....This spacious two-bedroom semi-detached house is situated in a highly sought-after location, close to a range of local amenities including shops, bus routes, a dentist and pubs. It also offers excellent transport links, being within easy reach of the A12 with access to London and Colchester, as well as being less than half a mile walk from Hatfield Peverel train station with direct services into London.

The property is in need of modernisation throughout with the accommodation comprising an entrance hall leading to a dual aspect 18'1 x 10'1 lounge/dining room with feature fireplace, 12'6 x 11' kitchen/breakfast room, ground floor shower room and two first floor double bedrooms.

To the outside the property benefits from a driveway providing off street parking, along with a generous south-facing rear garden, currently divided into two separate areas but offering the potential to be easily opened up into one larger, more versatile space.

Early viewing strongly advised to avoid disappointment.



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 Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

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 Hall

Shower Room

Lounge/Dining Room
5.53m x 3.09m (18'1" x 10'1")

Kitchen/Breakfast Room
3.82m x 3.36m (12'6" x 11'0")

Side Lobby

Utility Area
3.31m x 1.44m (10'10" x 4'8")

FIRST FLOOR

Bedroom One
4.60m x 3.12m (15'1" x 10'2")

Bedroom Two
3.68m x 2.79m (12'0" x 9'1")

Landing

EXTERIOR

Driveway Providing Off Street Parking

Rear Garden

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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