

Paul Mason Associates



Stone Path Drive, Hatfield Peverel, Essex, CM3 2LG
Offers in excess of £365,000

- No onward chain
- Sought after location, approx. 0.5 miles from train station
- Two double bedrooms and family bathroom to the first floor
- 17'6 x 13' lounge
- Modern fitted kitchen leading to conservatory
- Large useful utility room with shower room
- Secluded low maintenance rear garden
- Block paved driveway providing off street parking
- Gas central heating
- EPC - C

Situated in a highly sought after location, within walking distance of the many village amenities and approx 0.5 miles from the train station with direct links to London Liverpool Street, is this extended and well presented two bedroom semi detached house. To the first floor the accommodation comprises two good size double bedrooms and family bathroom. The spacious ground floor boasts a 17'6 x 13' lounge, large utility room with shower room and modern fitted kitchen/breakfast room leading into a conservatory. Externally the property benefits from a well maintained secluded rear garden and block paved driveway providing off street parking for two cars. The property also offers gas central heating and UPVC double glazed windows, along with the benefit of being offered for sale with NO ONWARD CHAIN. Early viewing strongly advised to avoid disappointment.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	79		
	68		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Distances

Hatfield Peverel Railway Station
- 0.5 miles
Hatfield Peverel Primary School
- 0.8 miles
A12 Northbound - 5.3 miles
A12 Southbound - 2.4 miles
Chelmsford City Centre - 6.9
miles

All distances are approximate.

Accommodation

GROUND FLOOR

Entrance Lobby

Window to front and composite
entrance door. Door to: -

Lounge

5.34m x 3.97m (17'6" x 13'0")
Double glazed window to front.
Feature fireplace with multi-fuel
burner. Wood flooring. Coved
ceiling and inset spot lighting.
Stairs to first floor. TV point.

Kitchen

3.97m x 2.75m (13'0" x 9'0")
Double glazed window to rear. A
range of modern units fitted to
eye and base level. Laminate
work surfaces incorporating
stainless steel sink unit. Space
and plumbing for washing
machine and dishwasher.
Integrated full height

fridge/freezer and eye level
double oven. Electric hob with
extractor hood over. Coved
ceiling. Gas fired combination
boiler. Part tiled walls. Open plan
through to:-

Conservatory

3.30m x 2.62m (10'9" x 8'7")
Double glazed French doors to
side and double glazed window
to rear.

Large Utility Room

4.01m x 2.05m (13'1" x 6'8")
Vaulted ceiling skylight. Glazed
door to garden. Wood flooring.
Door to:-

Shower Room

Suite comprising corner shower
cubicle, low level wc and
pedestal wash hand basin. Tiled
walls and floor.

FIRST FLOOR

Bedroom One

3.97m x 2.78m (13'0" x 9'1")
Double glazed window to front.
Coved ceiling.

Bedroom Two

3.98m x 2.72m (13'0" x 8'11")
Double glazed window to rear.
Coved ceiling and over-stairs
storage cupboard.

Bathroom

Obscure double glazed window
to side. Suite comprising
pedestal wash hand basin,
timber panelled bath with mixer
taps and shower attachment.
Low level w.c. Tiled walls and
coved ceiling.

Landing

Stairs to ground floor. Coved
ceiling and access to loft.

EXTERIOR

Rear Garden

A secluded low maintenance
rear garden commencing with a
paved patio area. Remainder
laid to lawn with various flowers
and shrubs. Outside tap.

Front Garden

Block paved driveway providing
off street parking for two cars
and access to entrance door.
Various flowers and shrubs.
Outside lighting.

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 on 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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