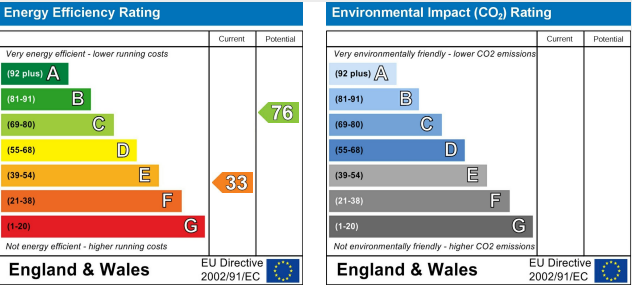


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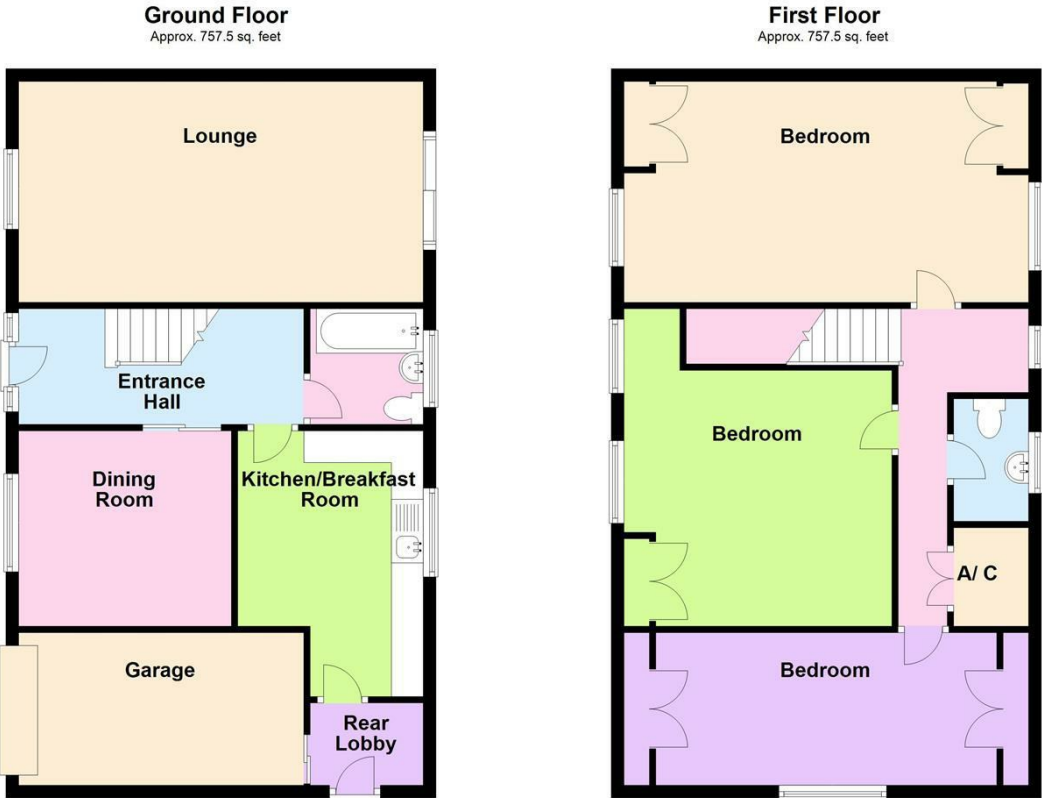


Prory Farm Road, Hatfield Peverel, Essex, CM3 2NL
Offers in excess of £500,000

- No onward chain - keys held for viewings
- Secluded 85' x 50' rear garden
- Three spacious double bedrooms
- Lounge
- Dining room
- Fitted kitchen/breakfast room
- Single garage plus ample parking
- In need of some modernisation
- Highly sought after location
- EPC - F



NO ONWARD CHAIN.....Paul Mason Associates are delighted to offer for sale this spacious three bedroom detached family home boasting a splendid secluded rear garden, measuring approx 85' x 50'. The property is ideally positioned approx 1.6 miles from Hatfield Peverel train station with direct links to London Liverpool Street and within short walking distance of open countryside, offering an array of amazing walks and also the nearby Recreational Park. There is also easy access to the A12, along with Maldon and Witham Town Centre's and Chelmsford City Centre. The property is in need of some modernisation, while boasting ample scope to improve and extend subject to any required planning consent. The accommodation comprises three good size double bedrooms, family bathroom plus separate WC, 21' x 11'3 lounge, separate dining room and 14'5 x 9'4 kitchen/breakfast room. Further features include a single garage, block paved driveway providing off street parking and UPVC double glazing. **VIEWING STRONGLY ADVISED - KEYS HELD FOR VIEWINGS.**



Total area: approx. 1515.0 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
 Plan produced using PlanUp.

Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street
(1.6 miles)

Hatfield Peverel Primary School
(1 mile)

A12 Northbound (1.3 miles)

A12 Southbound (2 miles)

Chelmsford City Centre (7.5
miles)

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance
door. Stairs to first floor.

Lounge

6.42m x 3.44m (21'0" x 11'3")

Double glazed window to front
and double glazed sliding patio
doors to rear. Feature fireplace
with provision for open fire.
Coved ceiling. Radiator. TV
point.

Dining Room

3.46m x 3.06m (11'4" x 10'0")

Double glazed window to front.
Coved ceiling. Radiator.

Kitchen/Breakfast Room

4.41m x 2.85m (14'5" x 9'4")

Double glazed window to rear
and door to side lobby. A range
of fitted units to base and eye
level. Work surfaces
incorporating stainless steel
sink unit. Space for free
standing cooker, washing
machine and fridge. Oil fired
boiler. Coved ceiling. Serving
hatch to dining room.

Bathroom

Obscure double glazed window
to rear. White suite comprising
panelled bath with shower
attachment and mixer taps. Low
level WC and pedestal wash
hand basin. Tiled walls.

Side Lobby

Door to side and door to
garage. Useful storage area.

FIRST FLOOR

Bedroom One

6.40m x .43m (20'11" x .141'0")

Double glazed windows to front
and rear. Two built in double
wardrobes. Radiator.

Bedroom Two

4.24m x 4.01m (13'10" x 13'1")

Two double glazed windows to

front. Built in double wardrobe.
Radiator.

Bedroom Three

4.14m x 2.54m (13'6" x 8'3")

Double glazed window to side.
Two built in double wardrobes.
Radiator. Loft access.

WC

Obscure double glazed window
to rear. Low level WC and
pedestal wash hand basin.

Landing

Double glazed window to rear.
Stairs to ground floor.

EXTERIOR

Rear Garden - Approx 85' x 50'

A good size secluded and well
maintained rear garden
commencing with a private
sitting area. Lawned gardens
with various mature flowers,
shrubs and trees. Greenhouse,
timber framed shed and
summerhouse to remain.
Access to sides.

Front Garden

Block paved driveway providing
off street parking. Various
mature flowers and shrubs.
Access to sides.

Services

Oil central heating. Mains water
supply and drainage.

Garage

Up and over door to front.
Power and light connected.
Open to rear lobby.

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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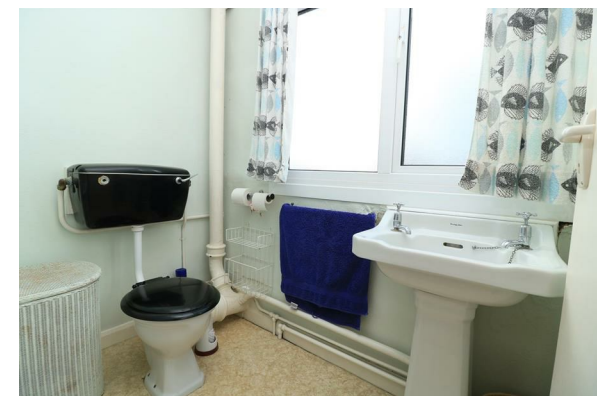
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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
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