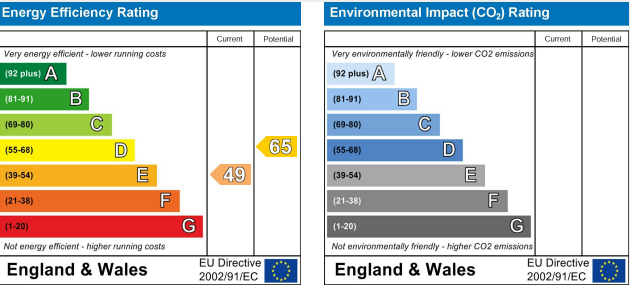


Paul Mason Associates

Station Road, Hatfield Peverel, Essex, CM3 2DS  
By auction £280,000



- No onward chain
- Semi detached home within short walking distance of the train station
- Approx 140' secluded rear garden
- Three bedrooms
- Ground floor bathroom and first floor WC
- Sitting room
- Modern 19'6 x 11'6 kitchen/dining room
- Garage and driveway providing off street parking
- Gas central heating & UPVC double glazing
- EPC - E



For Sale by The Modern Method of Auction - CASH BUYERS ONLY - Terms and Conditions Apply - Starting Price £280,000.....

Offered for sale with the benefit of NO ONWARD CHAIN, is this well presented three bedroom semi detached house, ideally positioned within short walking distance of the local train station and village centre.

The property boasts a wonderful secluded garden measuring approx 140', along with useful side access leading to the detached garage.

The accommodation comprises three good size bedrooms, modern ground floor bathroom and first floor WC, sitting room and splendid 19'6 x 11'6 high gloss kitchen/dining room. The property also benefits from having UPVC double glazed windows, gas central heating and driveway to front.

While being within walking distance of the village centre and station, the property is also conveniently positioned with easy access to the A12, along with the nearby towns of Maldon and Witham and with Chelmsford City centre being approx 7 miles away.

Internal viewing high recommended.



### 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 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.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

### ACCOMMODATION

#### GROUND FLOOR

**Sitting Room**  
3.54m x 3.53m (11'7" x 11'6" )

**Kitchen/Dining Room**  
5.96m x 3.53m (19'6" x 11'6" )

**Rear Lobby**

**Bathroom**

#### FIRST FLOOR

**Bedroom One**  
3.55m x 3.54m (11'7" x 11'7" )

**Bedroom Two**  
3.39m x 2.52m (11'1" x 8'3" )

**Bedroom Three**  
2.45m x 2.38m (8'0" x 7'9" )

### WC

### EXTERIOR

#### Garage

**Rear Garden - Approx 140'**

**Front Garden - Driveway Providing Off Street Parki**

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Braintree

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of

a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

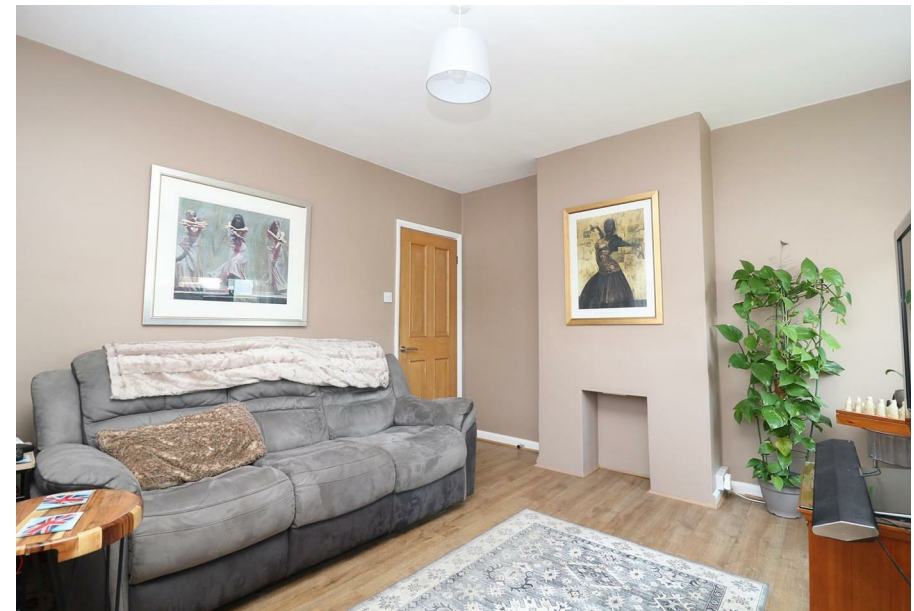
### Viewings

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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