

Paul Mason Associates



Rookery Close, Hatfield Peverel, CM3 2DF

Guide price £640,000

- Detached family house
- Four bedrooms with ensuite to bedroom one
- Family bathroom and ground floor cloakroom
- Open plan kitchen/breakfast room
- Lounge
- Dining room
- Garden room
- Double garage with electric door
- Close to the train station
- EPC - D

An immaculate four bedroom detached family home situated within walking distance of a mainline train station into London Liverpool Street. The property has been kept to a high standard by the current sellers and includes a modern kitchen with a host of integrated appliances, refitted ensuite shower and family bathroom. The accommodation is versatile with a main living room opening into a delightful garden room which overlooks the rear garden. There is the addition of a further reception room which is currently being used as a dining room and a triple aspect kitchen/breakfast room. The first floor comprises four good sized bedrooms plus the ensuite and bathroom. Externally the sellers have created low maintenance gardens with artificial lawn to the front and decorative hardstanding rear garden. There is a driveway to the side providing parking plus a double garage accessible via an electric door.

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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			
		65	79
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	

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.

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.

Distances

- Hatfield Peverel Railway Station feeding London Liverpool Street (0.2 miles)
- Hatfield Peverel Primary School (1 mile)
- A12 Northbound (0.8 miles)
- A12 Southbound (1 mile)
- Chelmsford City Centre (7 miles)

London Stansted Airport (20 miles)
(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Lounge

5.94 x 3.46 (19'5" x 11'4")

Conservatory/Garden Room

3.45 x 3.08 (11'3" x 10'1")

Dining Room

3.21 x 2.83 (10'6" x 9'3")

Cloakroom

Kitchen/Breakfast Room

3.95 x 3.05 (12'11" x 10'0")

FIRST FLOOR

Bedroom One

3.28 x 2.06 (10'9" x 6'9")

Ensuite

Bedroom Two

3.76 x 3.29 (12'4" x 10'9")

Bedroom Three

3.61 x 3.48 (11'10" x 11'5")

Bedroom Four

3.16 x 2.33 (10'4" x 7'7")

Family Bathroom

Landing

EXTERIOR

Front garden

Double Garage

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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