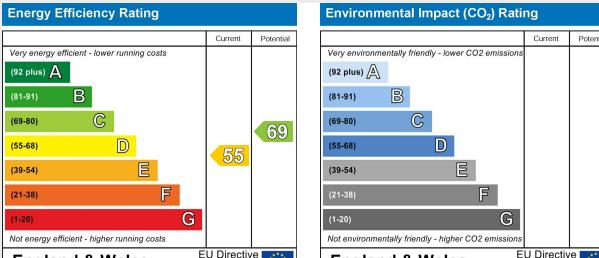


Paul Mason Associates



Chestnut Avenue, Hatfield Peverel, Essex, CM3 2LL  
Offers In Excess Of £500,000

- No onward chain
- Highly sought after cul-de-sac location
- Short walking distance of the highly regarded Primary School and approx 0.9 miles from the train station
- Two first floor double bedrooms plus additional ground floor double bedroom
- Modern first floor bathroom plus ground floor cloakroom
- Extended 17'6 x 16'4 modern kitchen/dining room
- 20'6 x 12' lounge
- Well maintained secluded rear garden
- Garage and outside office
- EPC - D



Paul Mason Associates are delighted to offer for sale this splendid three bedroom detached family home, which has been extended to the ground floor and is situated at the end of this highly desirable tuning within the popular village of Hatfield Peverel.

The property has been well maintained by the present homeowners with the accommodation comprising two large double bedrooms to the first floor, further ground floor bedroom which could be used as a snug or office, modern first floor bathroom plus ground floor cloakroom, spacious 20'6 x 12' lounge and extended 17'6 x 16'4 kitchen/dining/family room.

To the outside the property boasts a well maintained secluded rear garden, outside office/garden room, single garage and driveway providing off street parking.

The property is conveniently positioned within walking distance of the highly regarded Primary School and also under a mile from the train station with direct links to London Liverpool Street. There is also easy access to the A12 and nearby towns of Witham and Maldon, with Chelmsford City centre being approx 7 miles away.

The property is also offered for sale with the benefit of no onward chain.



## 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.

## Distances

Hatfield Peverel Railway Station - 0.9 miles  
Hatfield Peverel Junior School - 0.3 miles  
Doctors and Shops - 0.6 miles

A12 Northbound - 1 mile

A12 Southbound - 0.9 miles

Chelmsford City Centre - 7 miles

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Obscure double glazed door and window to side. Stairs to first floor.

#### Cloakroom

Obscure double glazed window to rear. Low level WC and vanity wash hand basin with tiled splash back. Radiator.

#### Lounge

6.25m x 3.66m (20'6" x 12'0" )

Two double glazed windows to front. Two radiators. Part wood panelled walls. Coved ceiling. Telephone and TV points.

#### Bedroom Three / Sitting Room

3.20m x 2.76m (10'5" x 9'0" )

Double glazed sliding patio doors to rear. Coved ceiling. Radiator. Under stairs storage cupboard.

#### Kitchen / Dining Room

5.34m x 4.99m (17'6" x 16'4" )

Obscure double glazed windows to front and rear and doors to rear. 2 roof lanterns. A range of modern fitted units to base and eye level plus large central island unit. Further full height storage unit housing gas fired boiler supplying heating and domestic hot water. Integrated appliances to remain including full height fridge/freezer, washing machine and dishwasher. Space for range style cooker with extractor hood over. Part tiled walls.

### FIRST FLOOR

#### Bedroom One

4.05m x 3.63m (13'3" x 11'10" )

Double glazed window to front. Range of fitted wardrobes to one wall. Radiator.

#### Bedroom Two

3.61m x 3.29m (11'10" x 10'9" )

Double glazed window to rear. Radiator. Loft

access. Large built in wardrobe with access to remainder of eves.

## Bathroom

Obscure double glazed window to side. Modern white suite comprising panelled bath with shower over. Low level WC and vanity wash hand basin. Radiator. Part tiled walls.

## EXTERIOR

### Garage

4.99m x 2.60m (16'4" x 8'6" )

Up and over door to front. Power and light connected. Door leading to rear garden.

### Garden Room / Office

2.58m x 1.71m (8'5" x 5'7" )

Windows and door to rear. Power and light connected.

### Front Garden

Driveway leading to garage providing off street parking. Lawned gardens with various flowers and shrubs.

### Rear Garden

A well maintained and secluded rear garden with large paved patio and remainder being laid to lawn with various flowers and shrubs. Fencing to boundaries. Access to side.

### Services

Mains water and drainage, gas central heating.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382 555.

### 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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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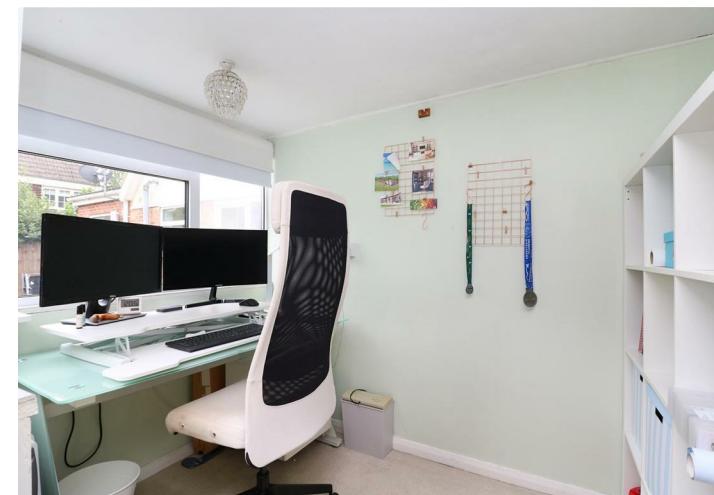
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