



Manor Road, Hatfield Peverel, Essex, CM3 2LZ
Offers in excess of £350,000

A three bedroom property within an idyllic setting at the end of a cul-de-sac offering views to the front over the surrounding countryside. The accommodation comprises lounge, kitchen/breakfast room, ground floor cloakroom, three bedrooms and a first floor bathroom. The property offers established gardens to the rear which measure approx. 73' plus a garden to the front with off street parking for three cars and a detached single garage. The property is available with NO ONWARD CHAIN.

- Three bedrooms
- Lounge
- Ground floor cloakroom
- Driveway with parking for 3 cars
- No onward chain
- First floor bathroom
- Kitchen/breakfast room
- Single garage
- 73' rear garden
- EPC - E

Distances

Hatfield Peverel Primary School - 0.9 miles

Hatfield Peverel Railway Station - 1.6 miles

A12 Southbound - 2.0 miles

A12 Northbound - 1.3 miles

Chelmsford City Centre - 8 miles

All distances are approximate.

Accommodation

GROUND FLOOR

Entrance Hall

Stairs to first floor. Understairs storage cupboard. Part glazed entrance door and side screen.

Lounge

5.24m x 2.84m (17'2" x 9'3")

Window to front. Brick display unit to one wall incorporating solid fuel fireplace heating radiators.

Kitchen/Breakfast Room

5.21m max x 2.84m (17'1" max x 9'3")

Two windows and glazed door to rear garden. Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround. Space for cooker, fridge, freezer and washing machine. Stainless steel one and a half bowl sink unit with drainer.

Cloakroom

Window to side. Low level WC and wash hand basin with tiled splashback.

FIRST FLOOR

Landing

Stairs to ground floor. Access to loft and built-in cupboard.

Bedroom One

4.45m x 2.92m (14'7" x 9'6")

Window to front. Fitted wardrobes to one wall with sliding doors partly housing hot water cylinder and immersion.

Bedroom Two

2.65m x 2.61m (8'8" x 8'6")

Window to rear. Coved ceiling and built-in cupboard.

Bedroom Three

2.61m x 2.47m (8'6" x 8'1")

Window to rear.

Bathroom

Panelled bath with mixer taps and shower attachments, pedestal wash hand basin and low level WC. Half tiled walls. Obscure window to side.

EXTERIOR

Front Garden

Driveway providing off street parking. Access to entrance door and garage. Gate to side leading to rear garden. Lawn area with various flowers and shrubs.

Single Garage

Up and over door.

Rear Garden

Commencing with a paved patio area, remainder mainly laid to lawn with various flowers and shrubs. Outside lighting. Timber storage shed.

Services

Solid fuel central heating, mains water and drainage.

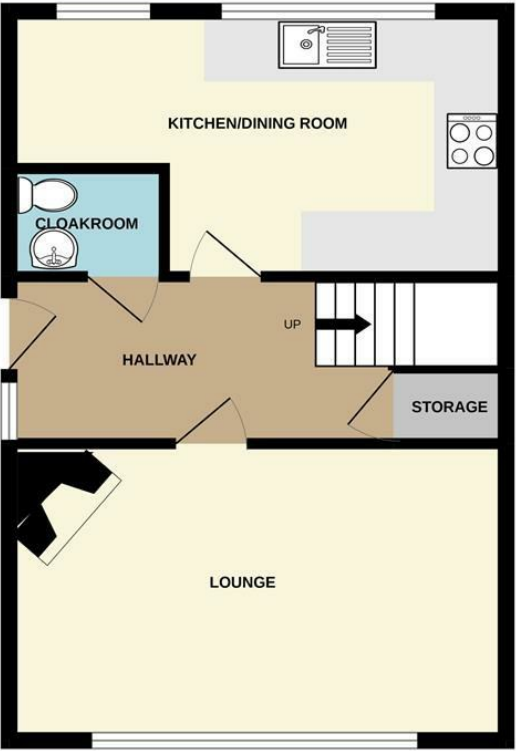
Viewings

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.

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

