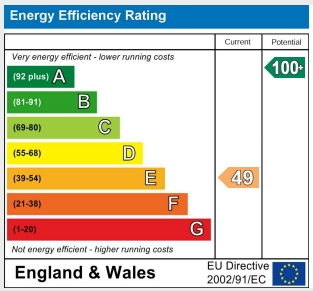
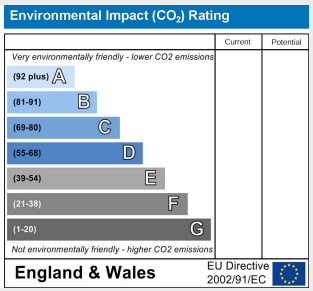


Bury Lane, Hatfield Peverel, Chelmsford, CM3 2DJ

Guide price £375,000

- 0.2 miles from the train station
- Rear garden measuring approximately 43 metres (141 feet)
- Three bedrooms
- Lounge
- Separate dining room
- Kitchen
- First floor family bathroom
- Ground floor cloakroom
- Block paved driveway to the front to be constructed
- EPC - E





An excellent opportunity to acquire this spacious three bedroom home, offering tremendous potential for improvement and modernisation, situated in a highly convenient location just 0.2 miles from the railway station, providing direct services into London Liverpool Street. The property benefits from generous accommodation, an exceptionally long rear garden measuring approximately 43 metres (141 feet), and a new block paved driveway which will be constructed.

The property offers an exciting opportunity for purchasers looking to undertake a programme of refurbishment and create a home tailored to their own tastes and requirements. Whilst requiring significant modernisation and updating throughout, the property offers well-proportioned accommodation, a practical layout and considerable potential.

The ground floor accommodation comprises an entrance hall, a spacious lounge, a separate dining room and a kitchen. There is also a rear lobby with a built-in larder, together with the added convenience of a ground floor cloakroom.

To the first floor, there are three bedrooms and a family bathroom, all of which would benefit from updating as part of the overall refurbishment.

One of the property's most appealing features is the substantial rear garden, extending to approximately 43 metres (141 feet) in length. This generous outdoor space offers excellent scope for landscaping and the creation of an attractive family garden, with plenty of room for entertaining, recreation and outdoor living.

To the front, a new block paved driveway will be constructed, providing off-road parking and enhancing the property's approach.

The location is another significant attraction, particularly for commuters, with the railway station situated just 0.2 miles away, offering direct services into London Liverpool Street.

Offered with considerable potential, this property represents an increasingly rare opportunity to acquire a spacious three bedroom home with an exceptionally generous garden,



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 Train Station - 0.2 miles
Hatfield Peverel School - 1.1 miles
A12 - 0.6 miles
Chelmsford City - 6.5 miles
London Stansted Airport - 20.4 miles

All mileages are approx.

Accommodation

Ground floor

Entrance Hall

Dining Room
3.78m x 3.17m (12'4" x 10'4")

Lounge
3.94m x 3.63m (12'11" x 11'10")

Kitchen
3.62m x 2.42m (11'10" x 7'11")

Rear Lobby

Larder

Cloakroom

First Floor

Landing

Bedroom
3.97m x 3.62m (13'0" x 11'10")

Bedroom
3.97m x 3.16m (13'0" x 10'4")

Bedroom
2.73m x 2.43m (8'11" x 7'11")

Bathroom

Exterior

Front Garden

Rear Garden

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.

N.B
The driveway at the front will be finished with block paving. A dividing fence will be erected between the adjoining land and the property.










Paul Mason Associates

Bruce House
17 The Street
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Chelmsford
CM3 2DP

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Sales | Lettings | Development | Investment

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

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