

Paul Mason <sup>Associates</sup>

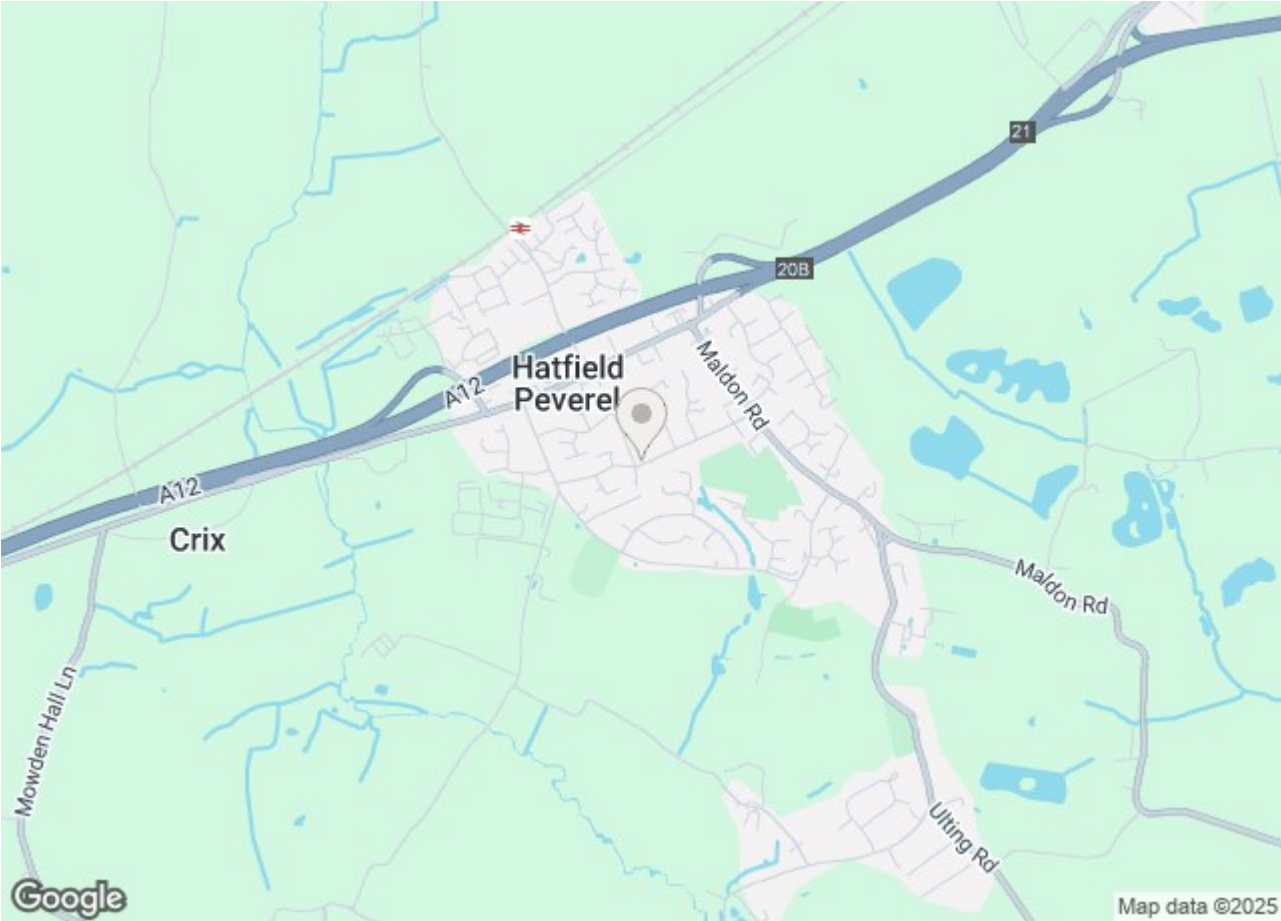


New Road, Hatfield Peverel, Essex, CM3 2JA  
Guide price £450,000



- Popular location, approx 0.6 miles to train station
- Short walk to local Recreation Park and St Andrews Junior School
- Spacious extended semi detached family home
- Four good size bedrooms
- Bathroom plus ground floor cloakroom
- Three reception rooms
- 14'2 x 9'6 fitted kitchen/breakfast room
- Single garage plus large driveway providing ample parking
- Good size secluded rear garden
- EPC - D

**\*\*GUIDE PRICE £450,000 - £475,000\*\***.....Situating in a popular location, approx 0.6 miles from the train station and also approx half a mile from the highly regarded St Andrews Junior School, is this spacious extended semi detached family home. The property offers ideal space for the growing family which comprises four good size bedrooms, family bathroom plus ground floor cloakroom, 18' x 11'9 lounge, separate dining room and study plus 14'2 x 9'6 kitchen/breakfast room.The property also benefits from a single garage, large driveway providing ample off street parking and also a good size secluded rear garden. The property is ideally positioned within short driving distance of the A12 and also with easy access to Chelmsford City Centre, along with the nearby towns of Maldon and Witham.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	85		
	66		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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

Entrance Hall

Lounge

5.49m x 3.59m (18'0" x 11'9" )

Kitchen/Breakfast Room

4.34m x 2.91m (14'2" x 9'6" )

Rear Lobby

Cloakroom

Dining Room

3.91m x 3.07m (12'9" x 10'0" )

Study

3.07m x 2.62m (10'0" x 8'7" )

FIRST FLOOR

Bedroom One

6.70m x 3.07m (21'11" x 10'0" )

Bedroom Two

3.23m x 2.70m (10'7" x 8'10" )

Bedroom Three

3.69m + wardrobes x 2.38m (12'1" + wardrobes x 7'9" )

Bedroom Four

3.22m x 2.70m (10'6" x 8'10" )

Family Bathroom

Landing

EXTERIOR

Single Garage

Rear Garden

Large Driveway Providing Ample Parking

Property Services

- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Heating - Gas
- 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





**Paul Mason** Associates

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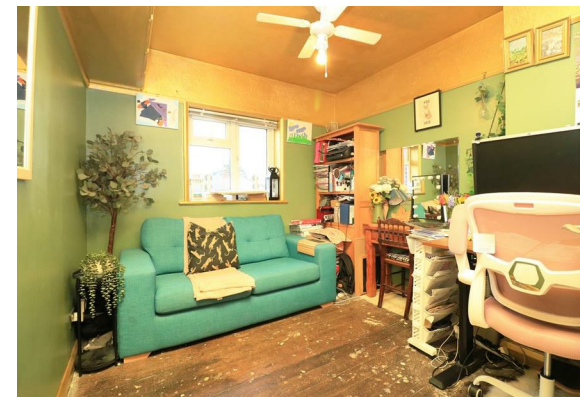
Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946  
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