

Paul Mason Associates

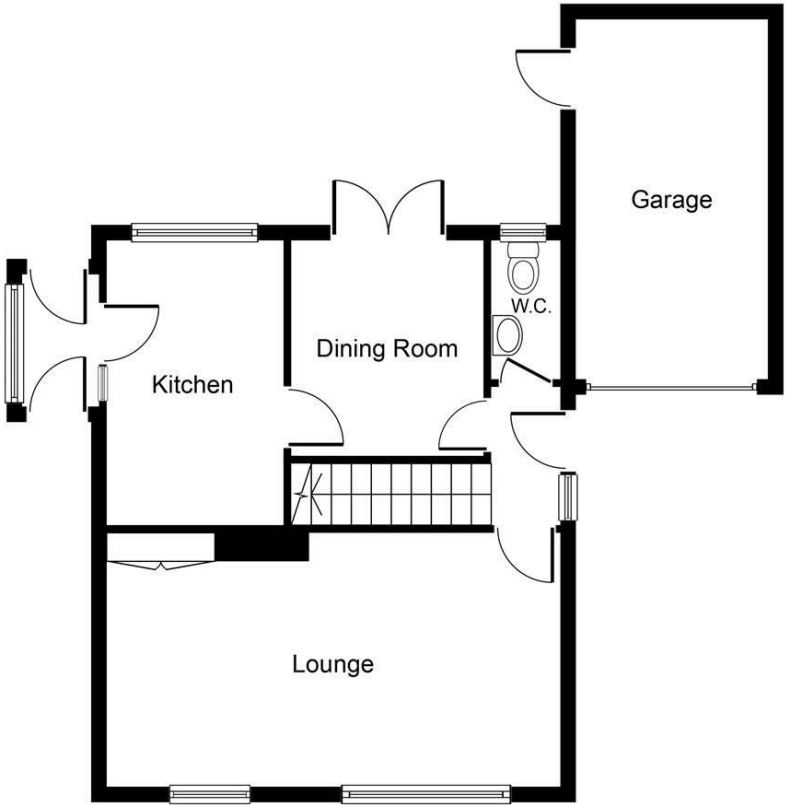


Chestnut Avenue, Hatfield Peverel, Essex, CM3 2LL

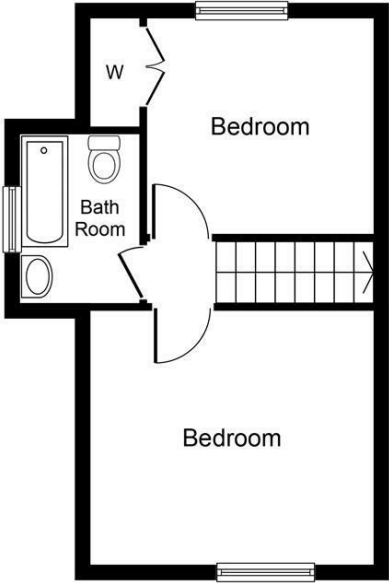
Guide price £450,000

- Situated at the end of a this highly sought after cul-de-sac
- Two first floor double bedrooms
- Modern first floor bathroom plus ground floor cloakroom
- 20'4 x12' lounge/dining room
- 15' x 8' modern fitted kitchen
- Separate dining room
- Single garage plus ample off street parking
- Log cabin with power and light connected, ideal for working from home
- Gas central heating
- EPC - D

Situated at the end of this highly desirable cul-de-sac, within walking distance of the train station and local Primary School, is this well presented detached property. The property has been much improved by the present sellers to a high standard throughout. The accommodation comprises two good size double bedrooms, modern re-fitted bathroom and ground floor cloakroom, 20'4 x 12' lounge, separate dining room and 15' x 8' re-fitted kitchen with a range of integrated appliances. The property also boasts a useful multi purpose log cabin with power and lighting, ideal for working from home. Further features include a single garage with electric roller door to front, driveway providing off street parking, a well maintained landscaped rear garden, gas central heating and UPVC double glazed windows. EARLY VIEWING STRONGLY ADVISED.



Ground Floor



First Floor

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			
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			

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 (0.8 miles)
Hatfield Peverel Primary School (0.5 miles)

A12 Northbound (0.9 miles)

A12 Southbound (0.9 miles)

Chelmsford City Centre (7.5 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double glazed door to side. Stairs to first floor.

Cloakroom

Obscure double glazed window to rear. White suite compromising low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Part tiled walls. Tiled flooring. Coved ceiling. Radiator.

Dining Room

3.23m x 2.75m (10'7" x 9'0")
Double glazed French doors to rear. Radiator. Coved ceiling. Built in under stairs storage cupboard.

Lounge

6.21m x 3.66m (20'4" x 12'0")
Two double glazed window to front. Coved ceiling. TV point. Two radiators. Full height built in storage cupboard.

Kitchen

4.59m x 2.46m (15'0" x 8'0")
Double glazed window to rear and obscure double glazed door to side lobby. A range of modern units to base and eye level. Integrated appliances including washing machine, slimline dishwasher, full height fridge/freezer. Two NEFF slide and hide wall mounted

double ovens and hob, with extractor hood over. Laminate roll top work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Feature full height radiator. Tiled flooring and part tiled walls. Inset spot lighting. Concealed gas fired boiler.

Side Lobby

Obscure double glazed doors to front and rear, Tiled flooring.

FIRST FLOOR

Bedroom One

3.60m x 3.53m (11'9" x 11'6")
Double glazed window to front. Ample space for wardrobes. Radiator.

Bedroom Two

3.54m x 3.32m (11'7" x 10'10")
Double glazed window to rear. Built in double wardrobe. Further built in storage cupboard with shelving. Access to loft area. Radiator.

Bathroom

Obscure double glazed window to side. Modern white suite compromising panelled bath, mixer taps and shower over. Vanity wash hand basin with mixer taps and storage below. Low level WC. Tiled walls. Heated towel rail. Extractor fan.

Landing

Stairs to ground floor.

EXTERIOR

Single Garage

4.99m x 2.56m (16'4" x 8'4")
Electric roller door to front. Door to rear garden. Power and light connected.

Log Cabin - Ideal For Working From Home

4.5m x 2.5m (14'9" x 8'2")
Insulated and with double glazed windows and French doors to side. 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 landscaped rear garden commencing with a large paved patio area with path leading to further sitting area to rear of garden. Lawned gardens with various flowers and shrubs. Fencing to boundaries. Access to side. Outside lighting.

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.



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