

Paul Mason Associates

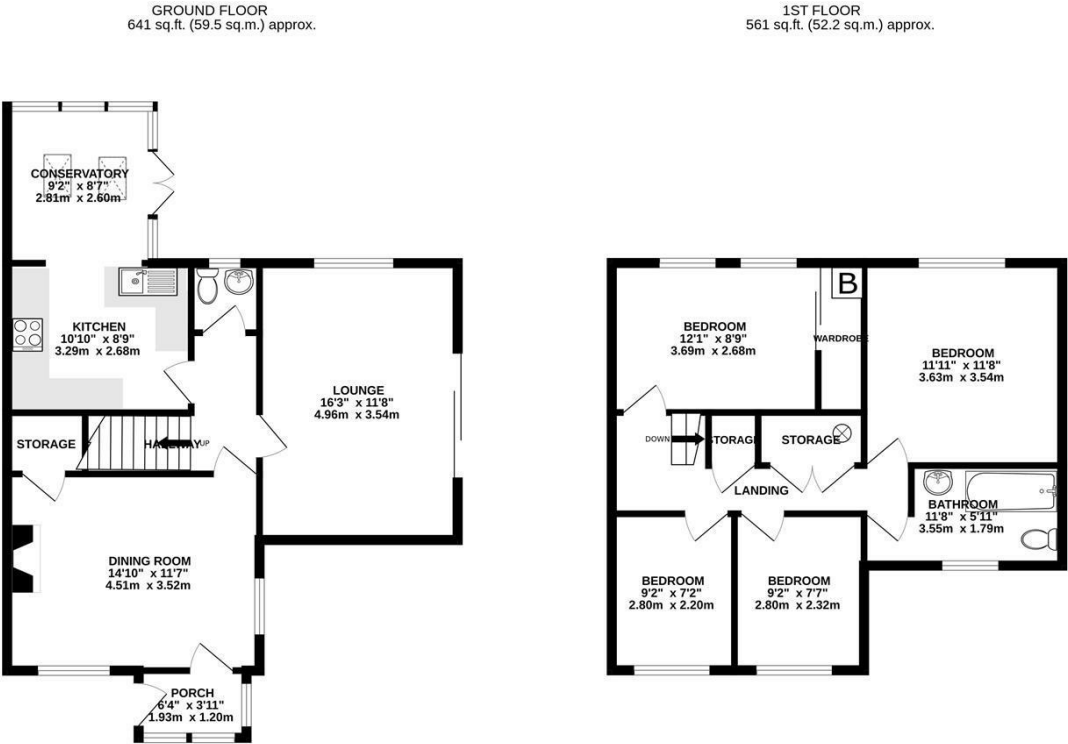


Baker Avenue, Hatfield Peverel, Essex, CM3 2LH
Guide price £465,000

- No onward chain
- Extended and much improved
- Good size secluded and well maintained corner plot
- Four good size bedrooms
- Bathroom plus ground floor cloakroom
- Lounge, separate dining room plus conservatory
- Modern fitted kitchen
- Single garage plus block paved driveway providing off street parking
- Approx 0.7 miles to train station and 0.6 miles to local Primary School
- EPC - C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		84	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C	74		(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Paul Mason Associates are delighted to bring to the market this splendid semi detached property, which has been extended and much improved by the present sellers. The property is ideally situated in this popular cul-de-sac location, within walking distance of the train station and local Primary School. To the ground floor the property boasts a 16'2 x 11'9 lounge overlooking the garden, separate dining room, modern fitted kitchen leading into a conservatory with solid tiled roof and also a useful modern cloakroom/WC. The first floor offers four good size bedrooms and modern bathroom with Jacuzzi bath. To the outside there is a wonderful landscaped and beautifully maintained corner plot with extensive secluded gardens to both the side and rear. There is also a detached garage and block paved driveway to front providing off street parking. The property has been maintained and decorated to a high standard and further includes gas central heating and UPVC windows and external doors. An internal viewing is highly recommended to appreciate this splendid family home.



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix C2023

Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street
(0.7 miles)

Hatfield Peverel Primary School
(0.6 miles)

London Stansted Airport (26.2
miles)

A12 Northbound (0.8 miles)

A12 Southbound (0.8 miles)

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Part glazed UPVC entrance door.
Obscure double glazed windows to
front. Door to:

Cloakroom

Obscure double glazed window to
rear. Modern white suite
comprising low level WC, vanity
wash hand basin with mixer taps
and storage cupboard below. Tiled
splashbacks. Radiator.

Dining Room

4.60m x 3.51m (15'1" x 11'6")
Double glazed windows to front and
side. Wood flooring. Coved ceiling.
Dado rail. Two radiators

Lounge

4.95m x 3.59m (16'2" x 11'9")
Double glazed window to rear.

Double glazed sliding patio doors
to side. Radiator. TV point.

Kitchen

3.15m x 2.66m (10'4" x 8'8")
A range of modern fitted cream
coloured units to eye and base
level. Work surfaces incorporating
Butler sink unit with mixer taps.
Space for range style cooker with
extractor hood over. Space and
plumbing for washing machine and
dishwasher. Tiled walls and
flooring. Open plan through to;

Conservatory

2.78m x 2.70m (9'1" x 8'10")
Double glazed windows to rear and
side and French doors to side.
Solid tiled roof.

FIRST FLOOR

Bedroom One

3.61m x 3.57m (11'10" x 11'8")
Double glazed window to side and
rear. Radiator.

Bedroom Two

3.97m x 2.71m (13'0" x 8'10")
Two double glazed windows to rear.
A range of fitted units to one wall.
Radiator. Solid wood flooring.
Coved ceiling.

Bedroom Three

2.65m x 2.44m (8'8" x 8'0")
Double glazed window to front.
Radiator. Solid wood flooring.
Coved ceiling.

Bedroom Four

2.60m x 2.09m (8'6" x 6'10")
Double glazed window to front.
Radiator. Solid wood flooring.
Coved ceiling.

Bathroom

Obscure double glazed window to
front. Modern white suite
comprising panelled jacuzzi bath
with mixer taps and shower over.
Low level WC and pedestal wash
hand basin. Tiled walls.

Landing

Stairs to ground floor.

EXTERIOR

Garage

5.07m x 2.59m (16'7" x 8'5")
Up and over door to front. Power
and light connected. Door to side
leading to garden.

Front Garden/Driveway

Block paved driveway providing off
street parking. Secured gate giving
access to rear garden.

Rear and Side Garden

A beautifully maintained
landscaped garden commencing
with a large block paved patio area
to rear and side with a matching
path leading to private decking
area with a Pergola and additional
paved patio area. Remainder laid
to lawn with an array of mature

flowers, tree and shrubs. Fencing
to boundaries. Outside lighting.
Secure gate giving access to front.
Shed to remain.

Services

Gas- Mains

Water- Mains

Drainage- Mains

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

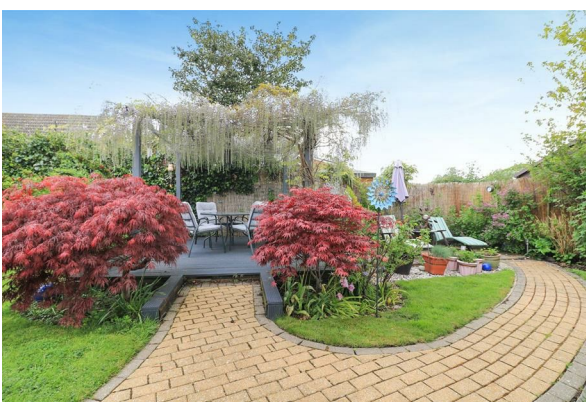
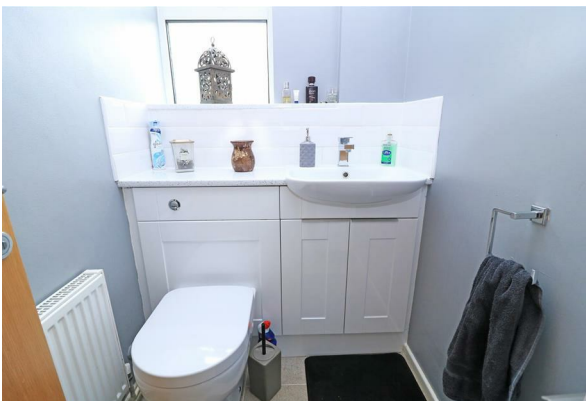
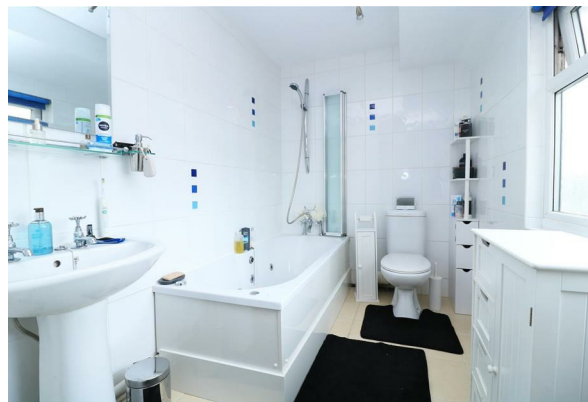
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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





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 www.paulmasonassociates.co.uk

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

