

Paul Mason Associates



Church Road, Hatfield Peverel, Essex, CM3 2LB

Guide Price £700,000 - £750,000

- Extended and modernised throughout
- NO ONWARD CHAIN

- Four good size bedrooms

- Modern family bathroom, en-suite and cloakroom

- Stunning 21'7 x 20'5

Kitchen/Dining/Family Room

- 17'1 x 11'4 lounge

- Utility room

- Corner plot with landscaped gardens

- Single garage plus ample off street parking

- Approx 0.9 miles to train station

- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	74	
(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			
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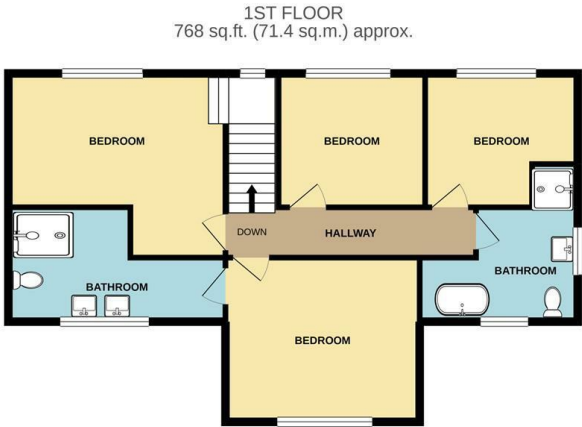
*** Guide Price £700,000 to £750,000 ***Paul Mason Associates are delighted to offer for sale this extended and completely refurbished detached family home, situated in a highly sought after location within walking distance of the local Primary School and train station.

The property offers spacious accommodation, ideal for the growing family, which has been presented to an extremely high standard throughout and is also offered for sale with the benefit of NO ONWARD CHAIN.

The ground floor boasts a stunning 21'7 x 20'5 kitchen/dining/family room with bi-fold doors opening onto the garden, 17'1 x 11'4 lounge, spacious entrance hall, utility room and re-fitted cloakroom. The first floor offers a master bedroom with spacious re-fitted en-suite shower room, three further double bedrooms and re-fitted four piece family bathroom suite with large free standing bath and separate shower.

The property is ideally positioned with open aspects to the front within a good size corner plot with the rear and side garden having been landscaped and beautifully presented with numerous pleasant sitting areas and feature Pergola. Further features include a garage with electric roller door to front, gas central heating, large driveway providing ample off street parking and gas central heating.

INTERNAL VIEWING STRONGLY ADVISED.



TOTAL FLOOR AREA : 1743 sq.ft. (162.0 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.
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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 Primary School - 0.4 miles

Hatfield Peverel Railway Station - 0.9 miles

A12 Northbound - 0.9 miles

A12 Southbound - 0.6 miles

Chelmsford City Centre - 6.8 miles

All mileages are approximate

Accommodation

GROUND FLOOR

Entrance Hall

Composite entrance door. Inset spot lighting. Two large built in storage cupboards. Underfloor heating.

Cloakroom

Obscure double glazed window to front and side. Re-fitted white suite comprising low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Radiator. Extractor fan. Inset spot lighting.

Utility Room

3.00m x 1.56m (9'10" x 5'1")

Double glazed window to front. A range of modern re-fitted units to base level. Work surfaces incorporating circular stainless steel sink unit with mixer taps. Space and plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler. Inset spot lighting. Extractor fan. Airing cupboard housing hot water cylinder.

Kitchen/Dining/Family Room

6.58m x 6.23m (21'7" x 20'5")

Double glazed window to side and bi-fold doors to rear. Two roof lanterns. An extensive range of modern re-fitted units to base and eye level incorporating a range of appliances to remain including full height fridge, full height freezer, dishwasher, wine cooler, oven plus microwave and hob. Further island unit with additional base level storage. Quartz work surfaces incorporating sink unit with mixer taps. Inset spot lighting. Extractor fan. TV point. Underfloor heating.

Lounge

5.21m x 3.46m (17'1" x 11'4")
Double glazed window to front and French doors to rear. Radiator. TV point.

FIRST FLOOR

Bedroom One

4.07m x 3.26m (13'4" x 10'8")
Double glazed window to front.
Radiator. Built-in wardrobes. Door to:-

En-suite Shower Room

Obscure double glazed window to front.
Modern re-fitted white suite comprising his and hers vanity basins with mixer taps and storage cupboards below. Low level WC and large open shower cubicle with fitted glass shower screen. Chrome effect heated towel rail. Inset spot lighting. Tiled flooring. Part tiled walls. Extractor fan.

Bedroom Two

3.05m x 2.84m (10'0" x 9'3")
Double glazed window to rear. Radiator.

Bedroom Three

3.00m x 2.83m (9'10" x 9'3")
Double glazed window to rear. Radiator.

Bedroom Four

3.34m x 2.77m (10'11" x 9'1")
Double glazed window to rear. Radiator.

Family Bathroom

Obscure double glazed window to front.

Modern re-fitted four piece white suite comprising large free standing bath with mixer taps and shower attachment. Vanity wash hand basin with mixer taps and storage cupboard below. Low level WC. Large shower cubicle with fitted glass shower screen and tiled surround. Chrome effect heated towel rail. Inset spot lighting. Tiled flooring. Part tiled walls. Extractor fan.

Landing

Double glazed window to rear. Stairs to ground floor. Loft access via pull down ladder. Inset spot lighting.

EXTERIOR

Garage

Electric roller door to front. Power and light connected. Door to rear garden.

Rear Garden

A stunning rear and side garden which has been landscaped and much improved by the present sellers. The garden commences with a large paved patio area. Decked sitting area and further decking area with Pergola. Raised flower and shrub borders with feature lighting. Lawned gardens with fencing to boundaries. Access to side. Outside lighting.

Front Garden

Large driveway both to front of house

and garage, providing ample off street parking. Lawned gardens to side.

Services

Gas central heating. Mains water supply and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 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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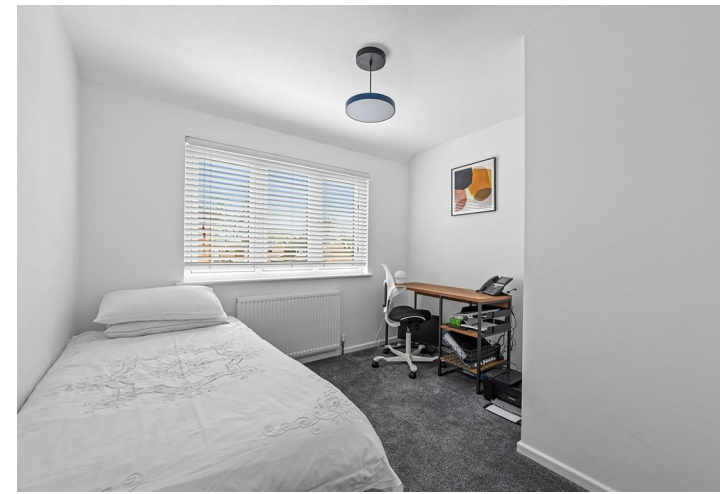
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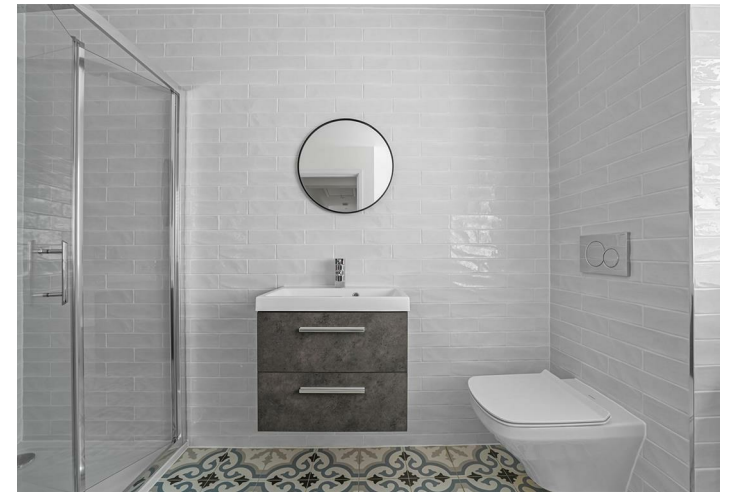
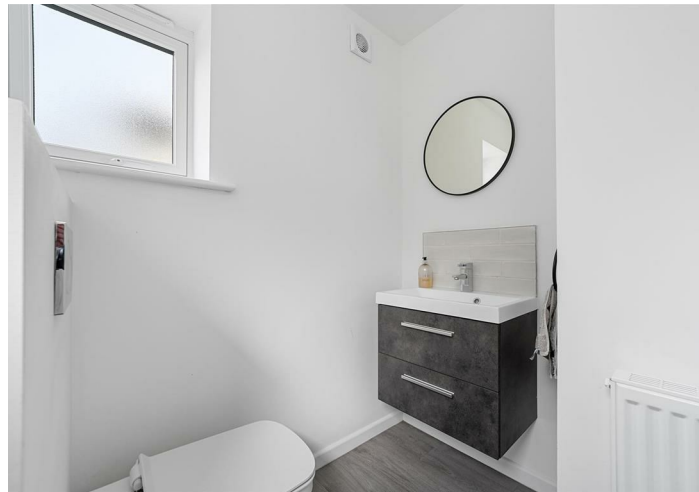
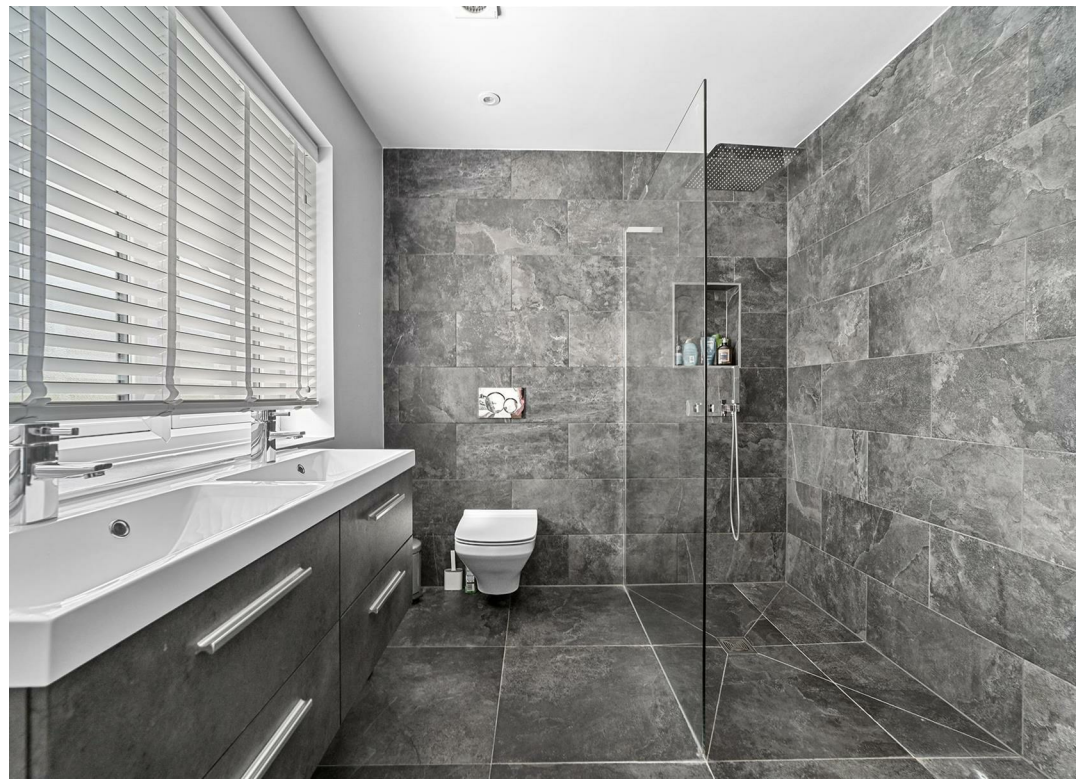
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