

The Pastures, Hatfield Peverel Chelmsford CM3 2FX

william h brown

Welcome to

The Pastures, Hatfield Peverel Chelmsford

GUIDE PRICE £350,000 - £375,000 Situated A SHORT WALK TO HATFIELD PEVEREL MAINLINE STATION and within a PLEASANT CUL-DE-SAC position is this modern two double bedroom home, constructed by Bellway Homes in 2022 with remainder NHBC and enjoying ENCLOSED CARPORT and DRIVEWAY.













Entrance Part glazed door to;-

Entrance Hall

Radiator, doors to:-

Cloakroom

White suite comprising WC and wall mounted basin, radiator.

Lounge

13' 8" Recess x 10' 3" Max (4.17m Recess x 3.12m Max) Double glazed UPVC window to front, stairs rising to first floor, radiator, door to:-

Kitchen Diner

13' 3" x 11' 1" Max (4.04m x 3.38m Max) Double glazed UPVC French doors with flag windows to rear opening onto the garden, modern fitted kitchen comprising of one and half bowl sink and drainer set in roll top surfaces with eye and base level units, built in cooker with gas hob and extractor over, space for further appliances, radiator.

First Floor

Landing Loft access, airing cupboard, radiator, doors to:-

Bedroom One

13' 2" x 9' ($4.01m \times 2.74m$) Double glazed UPVC window to rear overlooking the garden, radiator.

Bedroom Two

13' 3" x 7' 8" Max (4.04m x 2.34m Max) Double glazed UPVC window to front, radiator.

Bathroom

Modern white suite comprising panel bath with shower over, WC and pedestal basin, chrome heated towel rail.

Outside

Front Gated side access to:-

Rear Garden

Enclosed by panel fence, laid to lawn with patio seating areas.

Parking

Carport parking with additional driveway in front, further communal parking available.





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The Pastures, Hatfield Peverel Chelmsford

- Two Double Bedrooms
- Kitchen Diner Opening to Garden
- Remainder NHBC
- Carport
- Close To Station

Tenure: Freehold EPC Rating: B

Guide price **£350,000**





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Property Ref: MLN104139 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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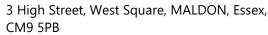
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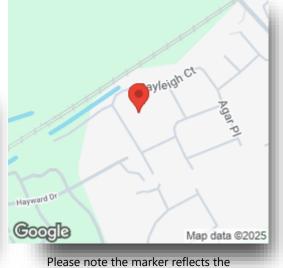


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postcode not the actual property