

oakheart

£350,000

Price Guide

Old Dairy Approach, Hatfield Peverel



Price Guide: £350,000 - £375,000

Presenting an exceptional opportunity to acquire a 2-bedroom semi-detached property in the highly sought-after location of Hatfield Peverel. This home perfectly balances comfort and convenience, featuring a thoughtfully designed layout and appealing attributes throughout.

Upon entering the home, you are greeted by a well-appointed hallway that provides direct access to a conveniently located downstairs toilet. From the hallway, you transition into the heart of the home, where you will find a spacious lounge that exudes an inviting atmosphere, perfect for both relaxation and entertaining guests. Adjacent to the lounge is the kitchen

diner, equipped with modern appliances and ample storage, facilitating a seamless passage to the rear garden through a set of patio doors. This design fosters an effortless indoor-outdoor connection, perfect for al fresco dining experiences.

Ascending to the first floor, you will find a generous landing area providing access to both bedrooms and the family bathroom, which showcases contemporary amenities. Each bedroom is well-proportioned and offers substantial storage solutions in both the primary and secondary rooms.

Externally, the property features a fully enclosed south-facing rear garden accessible via a gate leading from the driveway. This outdoor space includes a

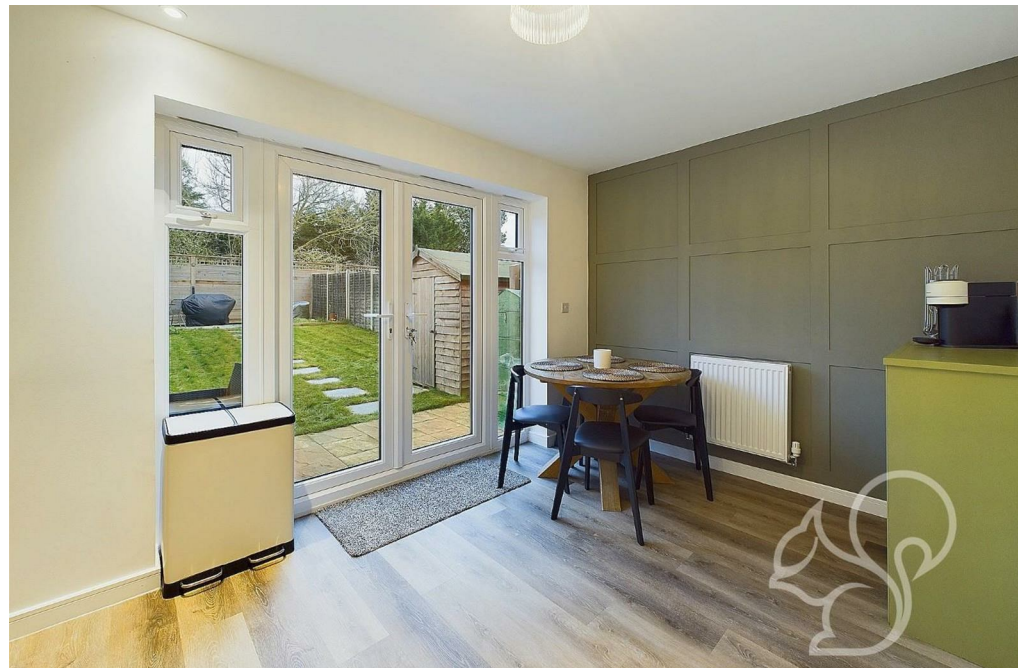
spacious patio area that leads to a lush lawn, creating an ideal setting for relaxation and enjoyment.

Additionally, homeowners will appreciate the convenience of two driveway parking spaces to the side, ensuring ease of access for residents and guests alike.

The property is situated just 0.1 miles from Hatfield Peverel train station, offering excellent transport connections to central London, making commuting a breeze. Built only four years ago and owned from new, it still retains that fresh home feel.











Ground Floor



Floor 1

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Approximate total area[®]
57.59 m²
619.9 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Braintree

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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