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London Road, Hatfield Peverel, Essex, CM3 2EU

Guide price £600,000

Situated in a sought after non estate location, with a splendid open aspect to the rear offering amazing views, is this beautiful semi detached cottage, dating back to the mid 1800's. The property is ideally positioned approx 0.8 miles from the train station and also with easy access to the A12 and Chelmsford City Centre. The cottage boasts a wealth of charm and character with exposed beams and brickwork, feature fireplaces and vaulted ceilings to the bedrooms. The property offers well presented accommodation throughout with the ground floor boasting a 13'1 x 12'8 sitting room, 15'9 x 13'7 lounge, 13'7 x 12'2 dining room, fitted kitchen plus utility room and cloakroom. The spacious first floor boasts three double bedrooms, nursery/study to master bedroom and four piece family bathroom suite. The property also boasts a good size secluded and well maintained rear garden and driveway providing ample off street parking. Internal viewing highly recommended to appreciate this wonderful cottage!

- Beautiful semi detached cottage built in mid 1800's
- Wealth of charm and character throughout
- Lounge, sitting room plus dining room
- First floor four piece bathroom plus ground floor cloakroom
- Secluded rear garden
- Sought after non estate location with splendid countryside views
- Three double bedrooms with vaulted ceilings plus nursery/study
- Fitted kitchen plus utility room
- Ample off street parking
- EPC - C

Distances

Hatfield Peverel Train Station - 0.8 miles

A12 Southbound - 100 yards

A12 Northbound - 1.5 miles

Chelmsford City Centre - 5.8 miles

London Stansted Airport - 19.4 miles

All mileages are approx.

ACCOMMODATION

GROUND FLOOR

Sitting Room

3.99m x 3.86m (13'1 x 12'8)

Hardwood part glazed entrance door and window to front. Feature full height brick fireplace with provision for open fire. Wood flooring. Exposed beams. Wall light points. Stairs to first floor. Radiator.

Kitchen

3.86m x 3.58m (12'8 x 11'9)

Window to rear. A range of cream coloured units fitted to base and eye level. Granite work surfaces incorporating sink unit with mixer taps. Integrated oven with hob above and extractor hood over. Space and plumbing for dishwasher. Space for American style fridge/freezer. Radiator. Exposed beams. Inset spot lighting. Tiled flooring. Part tiled walls.

Utility Room

Stable door leading to rear garden. Space and plumbing for washing machine and tumble dryer. Fitted granite work surfaces with part tiled walls and overhead built in storage. Tiled flooring.

Cloakroom

Obscure window to rear. White suite comprising low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Part tiled walls and tiled flooring. Radiator.

Dining Room

4.14m x 3.71m (13'7 x 12'2)

French doors to side and window to rear. Wood flooring. Inset spot lighting. Radiator. Open plan through to:-

Lounge

4.80m x 4.14m (15'9 x 13'7)

French doors to side and window to front. Inset spot lighting. Radiator. TV point.

FIRST FLOOR

Bedroom One

4.17m x 3.71m (13'8 x 12'2)

Feature windows to rear and side. Exposed beams. Radiator. Door to:-

Nursery/Study

Window to side. Built in storage cupboard. Wood flooring. Please note - This room was previously used as an en-suite to the master bedroom and this could easily be converted back if required.

Bedroom Two

4.06m x 3.81m (13'4 x 12'6)

Window to front. Feature full height brick fireplace with feature cast iron fire. Radiator. Built in storage cupboard. Vaulted ceiling. Exposed beams.

Bedroom Three

3.96m x 3.71m (13' x 12'2)

Window to front. Feature full height brick fireplace with feature cast iron fire. Radiator. Vaulted ceiling. Exposed beams. Built in storage cupboard.

Family Bathroom

Obscure window to front. White four piece suite comprising panelled bath with mixer taps. Low level WC and pedestal wash hand basin with mixer taps. Separate shower cubicle with tiled surround and fitted glass shower screen. Part tiled walls.

Landing

Stairs to ground floor.

EXTERIOR

Rear Garden

A good size secluded and mature south facing rear garden, offering an open aspect to rear with splendid countryside views. The garden commences with a private paved patio area. Remainder laid to lawn with various flowers and shrubs. Further private sitting area with Pergola. Fencing to boundaries and gate leading to front parking area. Outside lighting.

Front Garden/Parking

Five bar gate leading to driveway providing ample off street parking.

Services

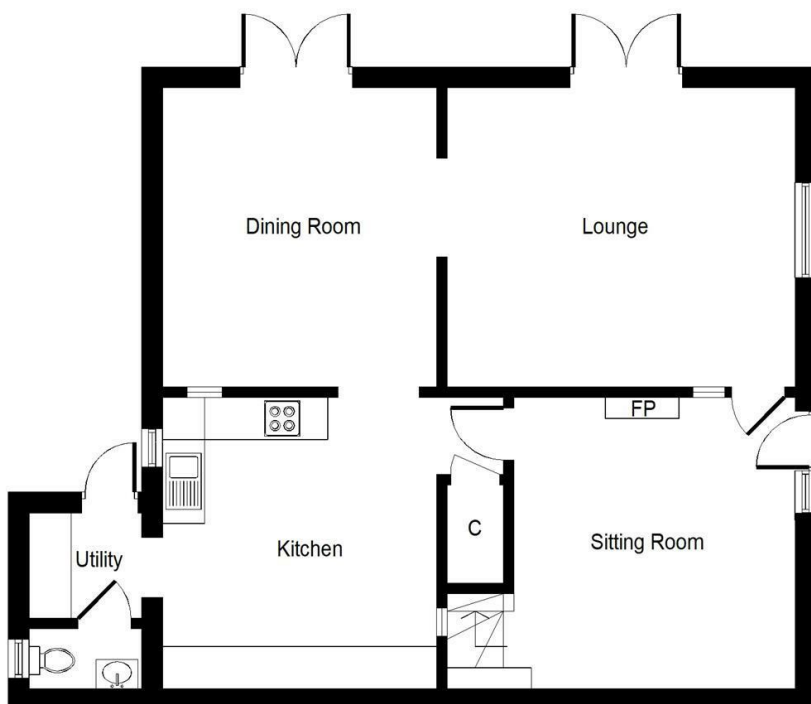
Mains water supply and drainage.

Viewings

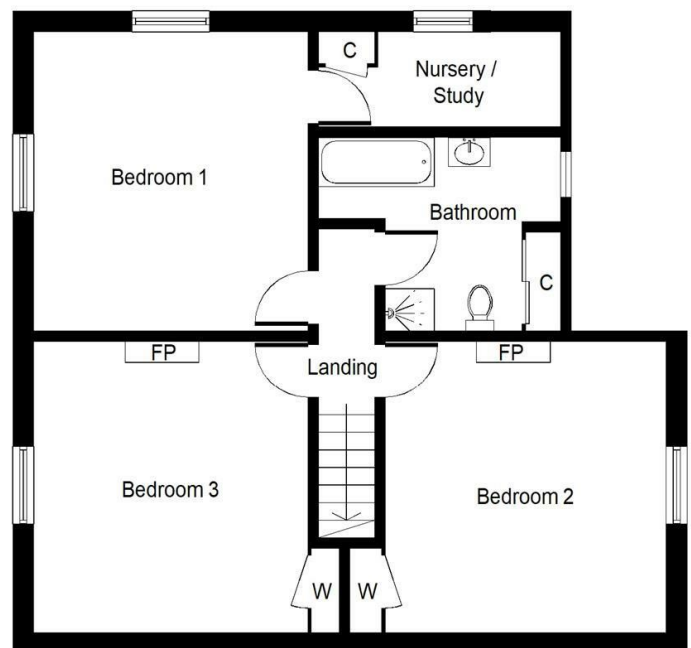
Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

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.



Ground Floor



First Floor

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. 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.

