

Paul Mason Associates



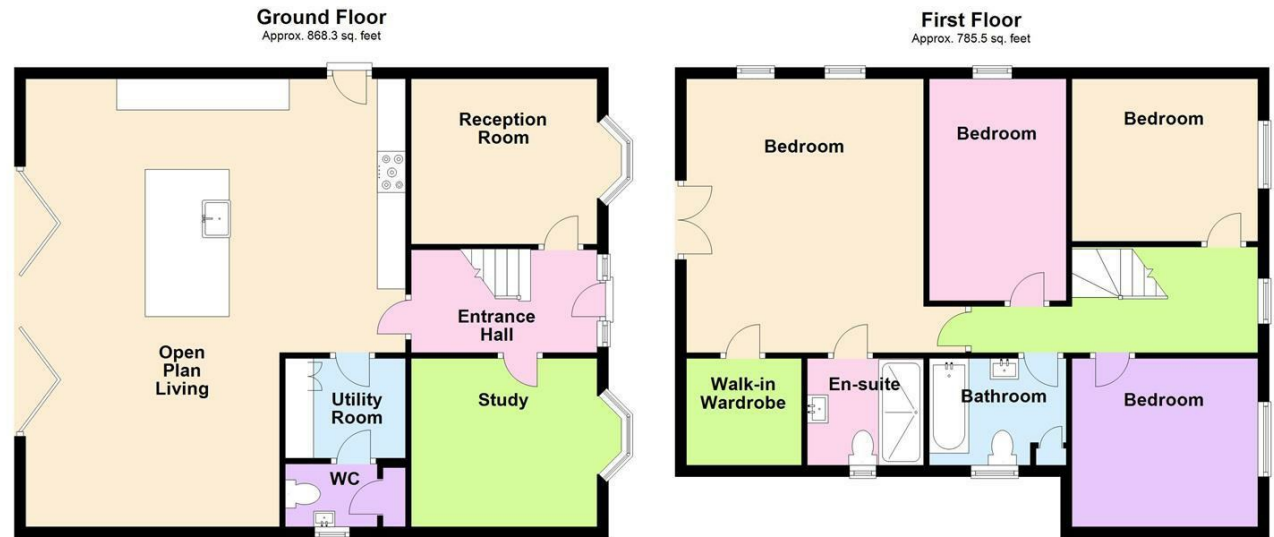
Station Road, Hatfield Peverel, Essex, CM3 2DS

Guide price £800,000

- Extended and fully refurbished property
- Four double bedrooms
- En-suite and dressing room to bedroom one
- Refitted family bathroom
- Open plan kitchen, dining and sitting room
- Study and sitting room
- Utility room and separate cloakroom
- 100' West facing rear garden
- Summer house with bifold doors overlooking the gardens
- EPC - C

An extended and fully refurbished detached family residence with a 100' rear garden, situated only 0.1 miles from a mainline train station. The property features a wonderful open plan living area measuring 26'3" max by 22'3" incorporating a recently fitted kitchen with Quartz work surfaces, dining and seating area with full width bi-fold doors that open onto a paved terrace to the rear. There is a separate utility room to one side with full height storage units and door that leads to a refitted ground floor WC. There are two reception rooms to the front of the property, currently being used as a sitting room and study, both with walk-in bay windows and fitted shutters. The main bedroom to the first floor features glazed french doors and a Juliet balcony that overlooks the rear garden plus a dressing room and separate ensuite which has been recently fitted. The remaining first floor accommodation includes three further bedrooms, all doubles, and a refitted family bathroom. The property is approached via a large driveway proving ample parking with access to the rear garden via a side gate. The gardens to the rear measure approx. 100' and commence with a large paved terrace patio with views over the lawned gardens with established flower and shrub borders. At the end of the rear garden is a large summerhouse with bi-fold doors to two sides that open onto a decking area which adjoins a garden pond. The property is located within easy access of all the local facilities including train station, shops, doctors, park and schools.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		74	
		83	
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		



Total area: approx. 1653.7 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Hatfield Peveler Train Station 0.1 miles

A12 Northbound 0.5 miles

A12 Southbound 0.7 miles

Hatfield Peveler Primary and Junior School 0.8 miles

Chelmsford City Centre 7 miles

(All distances are approximate)

Accommodation

GROUND FLOOR

Oak Entrance Porch

With lighting and part glazed entrance door that leads to:

Entrance Hall

Two windows to front. Engineered oak herringbone flooring. Stairs to first floor with understairs recess.

Sitting Room

3.83m into bay x 2.98m (12'6" into bay x 9'9")

Walk-in bay window to front with fitted shutters.

Study

3.79m into bay by 3.03m (12'5" into bay by 9'11")

Walk-in bay window to front with fitted shutters.

Open plan Kitchen, Dining and Sitting Room

8.02m max by 6.79m (26'3" max by 22'3")

Full width bi-fold doors with integral blinds to the rear garden and half glazed stable door to the side. Recently fitted units to eye and base level finished with Quartz work surfaces and upstands, matching island unit incorporating breakfast bar. One and a half bowl sink unit with drainer and five way mixer taps. Integrated full height fridge and separate full height freezer. Two single built-in ovens, microwave and coffee machine. Built-in induction five ring hob with extractor over. Integrated wine fridge and separate wine rack. Integrated dishwasher. Engineered oak herringbone flooring with underfloor heating.

Utility Room

Full height storage units with space for washing machine and tumble dryer. Concealed water softener. Inset ceiling lights. Engineered Oak herringbone flooring, door to:

Cloakroom

Recently fitted white suite

comprising wash hand basin and low level WC with concealed cistern. Part tiled walls and door to storage cupboard. Obscure window to side.

FIRST FLOOR

Landing

Window to front and stairs to ground floor. Access to loft space.

Bedroom One

5.17m x 3.94m (16'11" x 12'11")

Glazed French doors with integral blinds and Juliet balcony overlooking the rear garden. Two skylight windows to side. Inset ceiling lights, door to ensuite and door to:

Dressing Room

Fitted hanging rails and inset ceiling lighting.

Ensuite

Skylight window to side. Recently fitted white suite comprising large shower cubicle with glass screen and door, inset washing basin with mixer taps and vanity unit below, low level WC with concealed cistern. Tiled floor with underfloor heating and heated towel rail, inset ceiling lighting.

Bedroom Two

3.32m x 3.01m (10'10" x 9'10")

Window to front.

Bedroom Three

3.30m x 3.01m (10'9" x 9'10")

Window to front and cast iron fireplace.

Bedroom Four

3.91m max x 2.42m (12'9" max x 7'11")

Skylight window to side.

Family Bathroom

Refitted white suite comprising panelled bath with tiled surround and mixer taps, independent shower over, low level WC, counter top sink unit with mixer taps and vanity unit below. Tiled floor with underfloor heating. Heated towel rail. Inset ceiling lights. Airing cupboard housing gas fired boiler and hot water cylinder with immersion.

EXTERIOR

Front Garden

Large driveway providing ample parking, access to the entrance porch and gate leading to the rear garden. Laurel hedging to front boundary. Outside power.

Rear Garden - 100' West Facing

Commencing with a large raised paved terrace with low retaining wall and inset lighting, views of the gardens which are mainly laid to lawn with flower and shrub borders. Paved footpath to side and gate leading to the front. Outside tap, lighting and power. Summerhouse with power and lighting connected, two sets of bifold doors opening onto a timber decking area and adjoining garden pond. Timber storage shed with power and lighting connected. Concealed storage area.

Services

Gas central heating, mains water and drainage. CAT 6 connected to each room.

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.

PLEASE NOTE: The Vendor of this property is a director of an Estate Agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance with Section 21 of that Act



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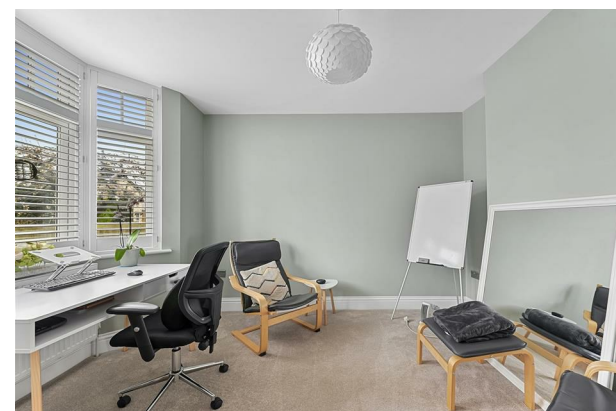
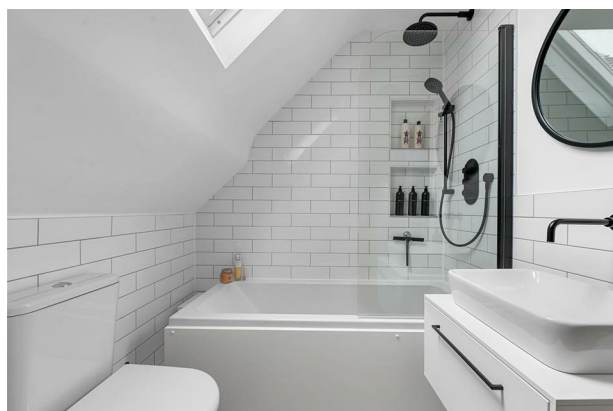
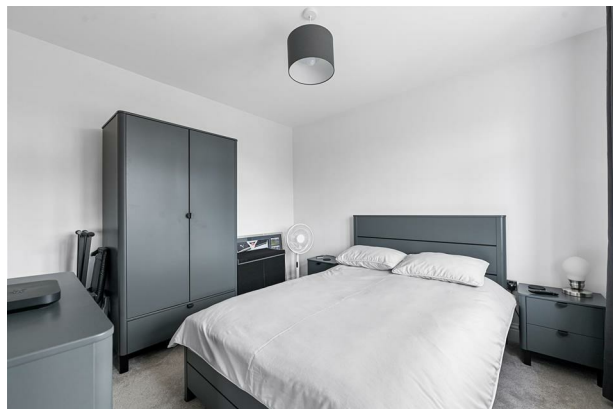
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