

Paul Mason Associates



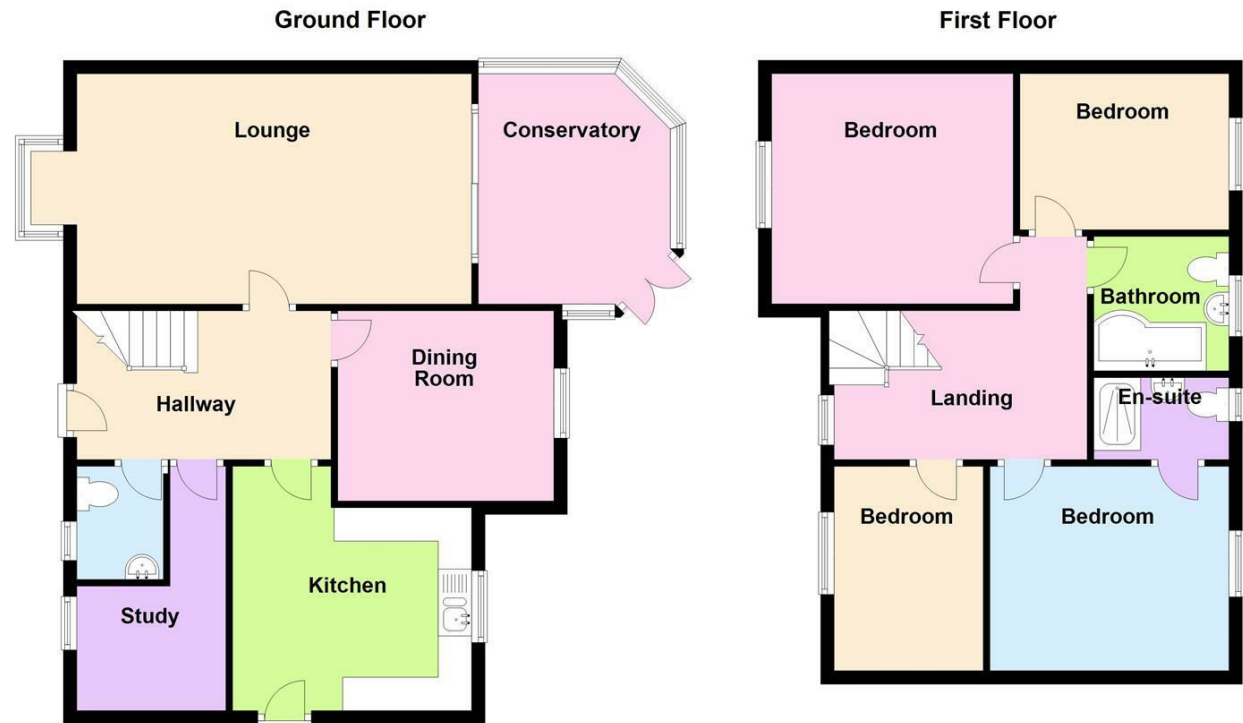
The Pines, Hatfield Peverel, CM3 2DB  
Guide price £600,000



- Four bedrooms
- Ensuite to master bedroom
- Family bathroom
- Lounge
- Dining room
- Study
- Conservatory
- Kitchen
- Double garage
- EPC - C

**\*\*Unexpectedly Re-available\*\*** ..... A four bedroom detached family home situated 0.2 miles from Hatfield Peverel Train Station with direct trains into London Liverpool Street. The property comprises a lounge which opens into a conservatory, separate dining room, cloakroom and study plus a kitchen/breakfast room. The first floor features four good sized bedrooms, with an ensuite to the master bedroom and a family bathroom. Externally there is a large driveway providing ample off street parking which leads to a double garage. The rear of the property is secluded and offers a patio area which overlooks the gardens with established borders. The village of Hatfield Peverel includes a doctors, dentist, infant and junior school, as well as a variety of shops, post office and recreational ground. This property is being sold with NO ONWARD CHAIN.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>82</b>		
	<b>69</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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Plan produced using PlanUp.

## Distances

Hatfield Peverel Mainline Station  
(0.2 miles)  
A12 Northbound (0.7) miles)  
A12 Southbound (0.9 miles)  
Chelmsford City Centre (7 miles)  
London Stansted Airport (20.6  
miles)

(All distances are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance hall

Part glazed entrance door and stairs to first floor with understairs recess and window to front.

#### Lounge

5.97m x 3.47m (19'7" x 11'4")  
Window to front. Coved ceiling and glazed doors to conservatory.

#### Conservatory

3.53 m x 2.91 m  
French doors and windows to the rear garden.

#### Dining room

3.21m x 2.82m (10'6" x 9'3")  
Window to rear and coved ceiling.

#### Study

3.02m x 2.38m (9'10" x 7'9" )  
Window to front.

## Kitchen

3.48m x 3.03m (11'5" x 9'11")  
Window to rear and half glazed door to side. Units fitted to eye and base level finished with laminate roll top work surfaces incorporating one and a half bowl stainless steel sink unit with mixer taps. Built-in oven, hob and extractor over. Space for washing machine, dishwasher and fridge/freezer. Tiled walls, inset ceiling lighting and gas fire.

## Cloakroom

Suite comprising low level WC and wash hand basin with vanity unit below. Tiled floor and half tiled walls.

## FIRST FLOOR

### Landing

Airing cupboard housing hot water cylinder, window to front. Stairs to ground floor and access to loft space.

### Bedroom

3.35m x 2.30m (10'11" x 7'6")  
Window to front

### Bedroom

3.62m x 3.38m (11'10" x 11'1" )  
Window to rear and door to:

### Ensuite

Suite comprising tiled shower cubicle, wash hand basin and low

level WC. Tiled walls, obscure window to rear.

## Family bathroom

White suite comprising "P" shaped bath with shower over, wash hand basin with vanity unit below and low level WC. with concealed cistern. Tiled floor and mosly tiled walls. Obscure window to rear, heated towel rail, inset ceiling lights.

## Bedroom

3.58m x 3.40m (11'8" x 11'1")  
Window to rear.

## Bedroom

3.23m x 2.32m (10'7" x 7'7")  
Window to front, fitted wardrobes and drawer units.

## EXTERIOR

### Secluded Rear garden

Artificial lawn area with established flower borders, block paved patio area overlooking the gardens. Access to front by side gate and further gate to the driveway. Door to garage. Outside lighting and power.

### Front garden

Driveway providing ample off street parking with access to garage and footpath to entrance door.

### Double garage

5.26m x 5.15m (17'3" x 16'10")  
Up and over door, lighting and

power connected. Door and window to side.

## Services

Gas central heating, mains water and drainage.

## Viewings

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





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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