

Paul Mason Associates



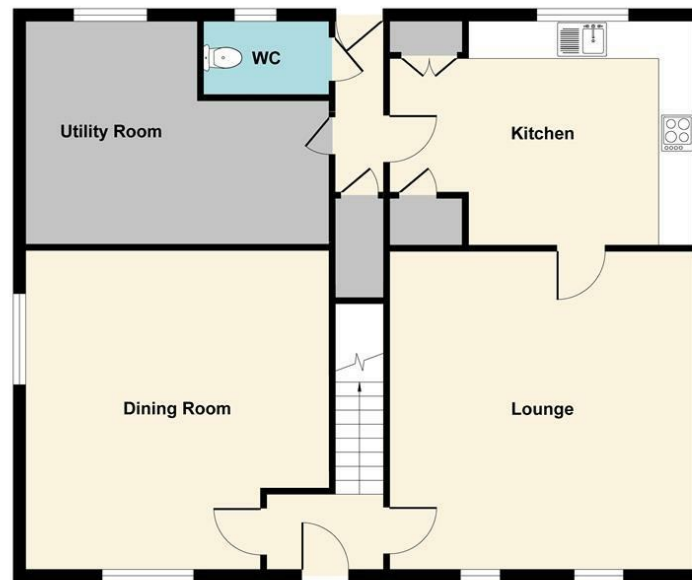
1 Bury Lane, Hatfield Peverel, CM3 2DJ

Guide price £350,000

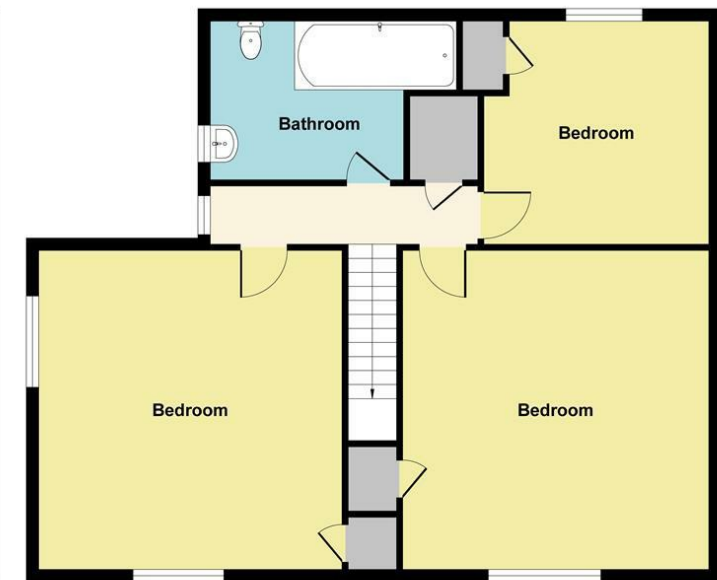
- Approx. 111' x 33' plot
- Three bedrooms
- First floor wet room
- Lounge
- Separate dining room
- Kitchen
- Utility room
- Cloakroom
- 0.2 miles from Hatfield Peverel Station
- EPC - E

A spacious three bedroom residence within a plot of 111' x 33' with parking for 3/4 cars and within walking distance of the train station, which is approx. 0.2 miles from the property and offers direct trains into London Liverpool Street Station. The accommodation comprises lounge and separate dining room, kitchen, utility room and ground floor cloakroom. The first floor consists of three bedrooms plus a tiled wet room. Externally there are gardens to the front and rear which includes a raised paved patio area ideal for entertaining. The property is conveniently located for the local amenities including doctors, school shops and popular eateries. Only a short distance away is the A12 providing good road links to the M25 and East Anglia.

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Ground Floor



First Floor

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	75		
	54		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Distances

Hatfield Peveler Train Station - 0.2 miles

Hatfield Peveler School - 1.1 miles

A12 - 0.6 miles

Chelmsford City - 6.5 miles

London Stansted Airport - 20.4 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Entrance door and stairs to first floor.

Lounge

3.95m x 3.63m (12'11" x 11'10")

Two windows to front and picture rail.

Dining Room

3.78m x 3.19m (12'4" x 10'5")

Windows to front and side, picture rail.

Kitchen

3.21m x 2.42m (10'6" x 7'11")

Window to rear. Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround.

Stainless steel sink unit with drainer and mixer taps. Space for dishwasher, cooker and extractor over. Two built-in storage cupboards.

Rear Lobby

Half glazed door to rear garden. Large built-in storage cupboard.

Cloakroom

Window to rear and low level w.c.

Utility Room

3.29m x 2.52m (10'9" x 8'3")

Window to rear. Plumbing for washing machine, space for tumble dryer and fridge/freezer.

FIRST FLOOR

Landing

Window to side and stairs to ground floor. Airing cupboard housing hot water cylinder.

Wet Room

Tiled walls. Suite comprising shower area, wash hand basin and low level w.c.

Bedroom One

3.94m x 3.13m (12'11" x 10'3")

Window to front and side, picture rail and built-in storage cupboard.

Bedroom Two

3.94m x 3.63m (12'11" x 11'10")

Two windows to front, picture rail and built-in storage cupboard.

Bedroom Three

2.71 x 2.42 (8'10" x 7'11")

Window to rear, picture rail and built-in storage cupboard.

EXTERIOR

Front Garden

Driveway to front providing off street parking for 3/4 cars. Footpath to entrance door. Hedgerow to front. Various flowers and shrubs.

Rear Garden

Two brick built sheds. Paved patio area and the remainder laid to lawn. Gate to front. Outside tap and oil storage tank.

Services.

Oil fired central heating, mains water 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.



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