

Paul Mason Associates



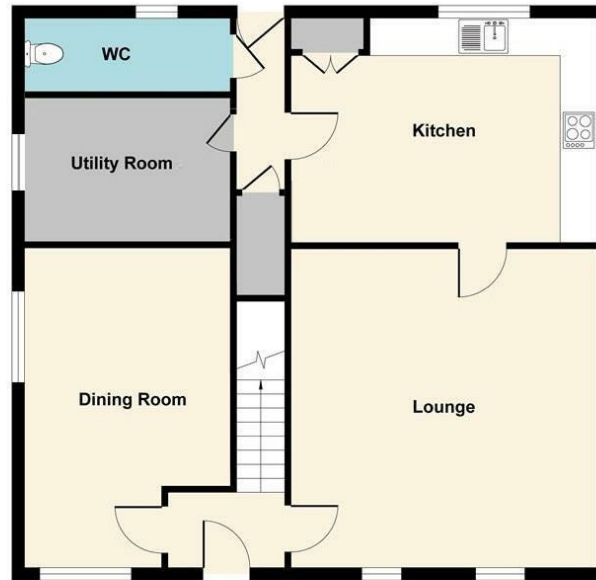
Bury Lane, Hatfield Peverel, Essex, CM3 2DJ

Guide price £350,000

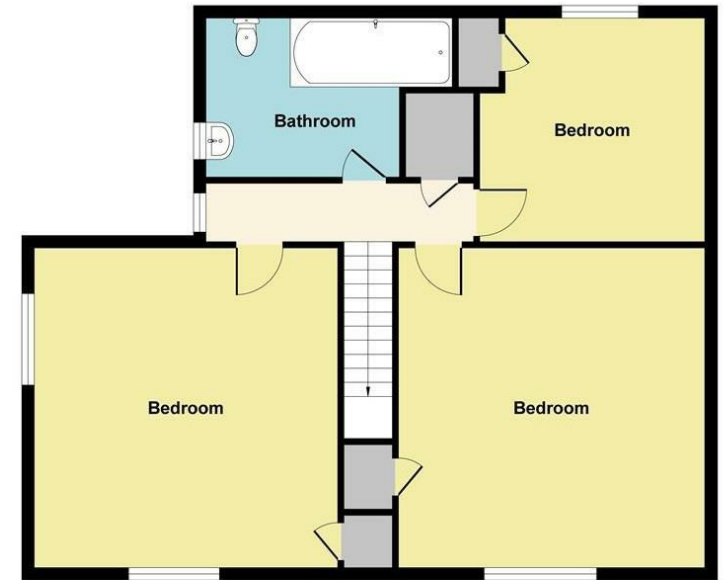
- Three bedrooms
- First floor bathroom
- Lounge
- Dining Room
- Fitted kitchen
- Utility room
- Ground floor cloakroom
- Large plot
- Close to station
- EPC - E

A three bedroom semi detached property with large gardens, only 0.2 miles from the train station. The accommodation comprises two reception rooms, kitchen, separate utility room, rear lobby and cloakroom to the ground floor. The first floor consists of three bedrooms plus a family bathroom. The gardens to the rear measure approx. 111' and are mainly lawned with two useful brick storage sheds. The front gardens are lawned with a hedgerow to the front boundary, there is currently an agreement in place to replace the gardens into a block paved driveway, providing parking for two cars. The property is located within a short distance of the village centre which offers shops, doctors, restaurants and school as well as recreational grounds. A short drive from the property is the A12 which gives access to Chelmsford City, M25 and the East Anglia. The property is being sold with NO ONWARD CHAIN.

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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

Distances

Hatfield Peverel Train Station -
0.2 miles

Hatfield Peverel 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

Part glazed entrance door and
stairs to first floor.

Dining Room

3.80m x 3.17m (12'5" x 10'4")
Window to front and side, coved
ceilings.

Lounge

3.94m x 3.65m (12'11" x 11'11")
Window to front and coved
ceilings, door to:

Kitchen

3.69m x 2.41m (12'1" x 7'10")
Window to rear. Units fitted to
eye and base level finished with
laminated roll top work surfaces
and tiled around. Stainless steel
sink unit with drainer and mixer
taps. Space for oven with
extractor over, space for

washing machine and fridge
freezer. Built-in double storage
cupboard.

Rear Lobby

Half glazed door to rear garden
and understairs storage
cupboard.

Utility Room

Obscure window to side.

Cloakroom

Obscure window to rear, white
suite comprising low level W.C.

FIRST FLOOR

Landing

Window to side, access to loft,
airing cupboard housing hot
water cylinder and immersion.

Bedroom One

3.96m x 3.63m (12'11" x 11'10")
Window to front, built-in storage
cupboard.

Bedroom Two

3.95m x 3.17m (12'11" x 10'4")
Window to front and side, built-
in storage cupboard.

Bedroom Three

2.71m x 2.46m (8'10" x 8'0")
Window to rear, built-in storage
cupboard.

Family Bathroom

Obscure window to side. White

suite comprising panelled bath
with mixer taps and separate
shower over, pedestal wash
hand basin and low level WC.
Part tiled walls.

EXTERIOR

Front Garden

Hedgerow to front boundary.
Currently lawned with footpath to
entrance door (there is an
agreement in place to change
the front to a block paved
driveway for two cars)

Rear Garden

Mainly lawned with footpath to
rear. Two outside brick storage
sheds, oil storage tank and
outside tap.

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

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Paul Mason Associates Limited Registered in England Number - 6767946
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