

Paul Mason Associates



New Road, Hatfield Peverel, Essex, CM3 2HZ

Offers in excess of £340,000

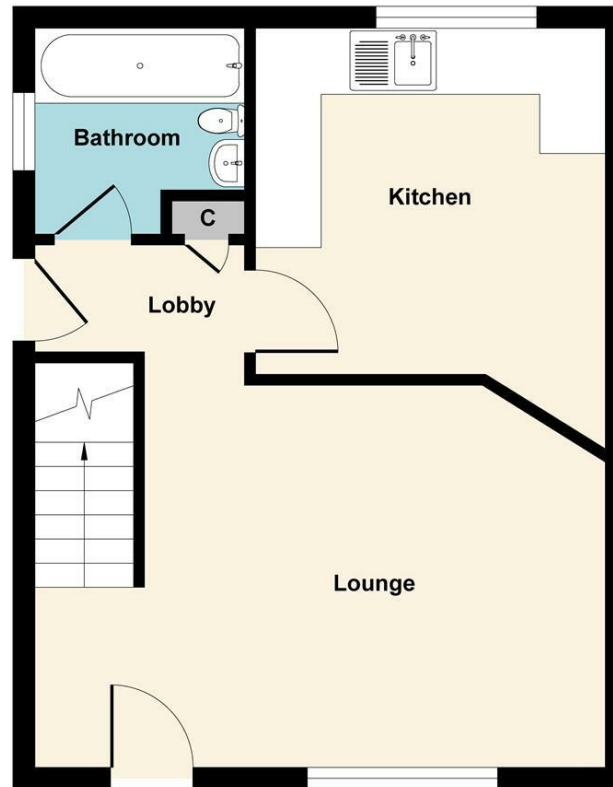
- Ample space to side to extend subject to any required planning consent
- Good size secluded rear garden
- Walking distance of train station and Primary School
- Three good size bedrooms
- Lounge and fitted kitchen/dining room
- Off street parking for two cars
- Gas central heating
- EPC - C

A well presented three bedroom semi detached family home, offering ample space to extend subject to any required planning consent. The property is ideally situated in a popular location close to the local Recreational Park and approx 0.8 miles from the train station with direct links to London Liverpool Street and also within walking distance of the local Primary School. The accommodation currently on offer comprises three good size bedrooms, modern family bathroom, lounge and spacious fitted kitchen/dining room. This property also boasts a good size secluded rear garden, gas central heating, double glazing throughout and off street parking. Early viewing advised.

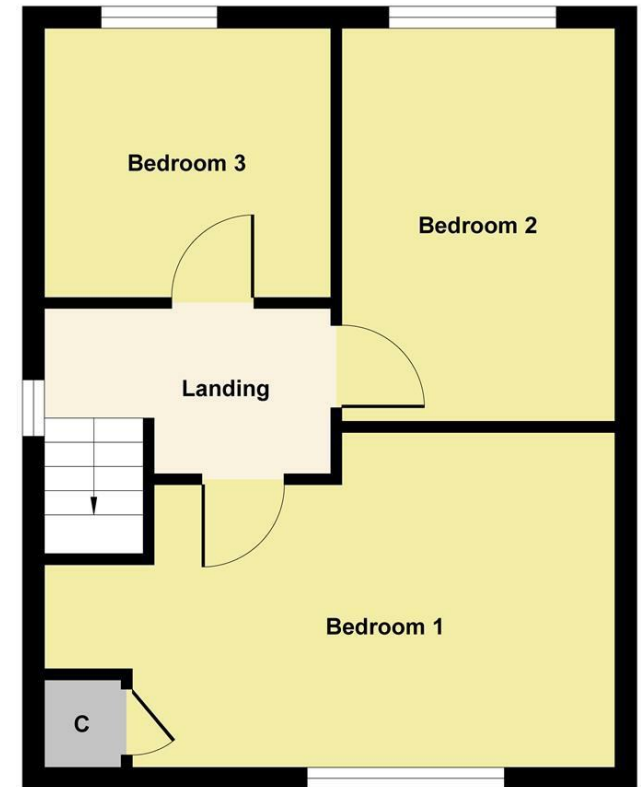
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Distances

Hatfield Peveler Railway Station - 0.8 miles
A12 Northbound - 0.4 miles
A12 Southbound - 1 mile
Hatfield Peveler Primary School - 0.3 miles
Chelmsford City Centre - 7.5 miles

(All mileages are approximate)

ACCOMODATION

GROUND FLOOR

Entrance Hall

Entrance door. Radiator. Coved ceiling. Laminate Flooring. Stairs to first floor.

Lounge

4.00m x 2.77m (13'1" x 9'1")
Double glazing window to front. Feature fireplace with electric fire. Coved ceiling. Laminate flooring. Radiator. TV point.

Kitchen/Dining Room

3.80m x 3.29m (12'5" x 10'9")
Double glazed window to rear. A range of fitted units to base and eye level. Laminate roll top work surfaces

incorporating stainless steel sink unit with mixer taps. Space for Range style cooker and full height fridge/freezer. Space and plumbing for washing machine. Part tiled walls. Laminate flooring.

Bathroom

Obscure double glazed window to side. Modern white suite comprising panelled bath with mixer taps, shower attachment and Triton shower over. Low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Tiled flooring. Chrome effect heated towel rail. Extractor fan.

Rear Lobby

Obscure double glazed door to side. Coved ceiling. Under stairs storage cupboard. Further built in storage cupboard.

FIRST FLOOR

Bedroom One

3.97m x 3.05m (13'0" x 10'0")
Double glazed widow to front. Radiator. Built in storage cupboard. Coved ceiling.

Bedroom Two

3.58m x 2.49m (11'8" x 8'2")
Double glazed window to rear. Radiator. Built in storage cupboard. Coved ceiling.

Bedroom Three

2.61m x 2.45m (8'6" x 8'0")
Double glazed window to rear. Radiator. Coved ceiling.

Landing

Double glazed window to side. Radiator. Stairs to ground floor. Loft access.

EXTERIOR

Front Garden

Off street parking for three cars. Gate to side giving access to rear garden. Mature hedging to front boundary.

Rear Garden

A good size secluded rear garden with lawned gardens and various mature flowers, shrubs and trees. Paved patio area. Fencing to boundaries. Large area to side offering ideal space for extension or conservatory, subject to any required planning consent.

Services

Gas central heating. Mains water supply 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.



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