

Paul Mason Associates



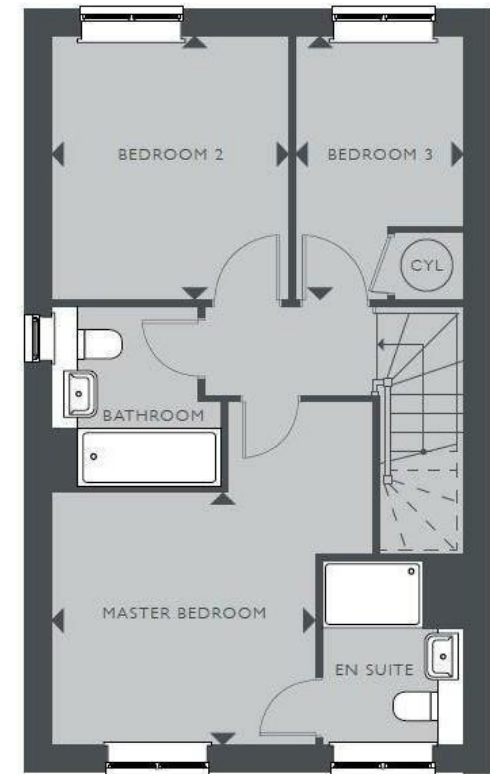
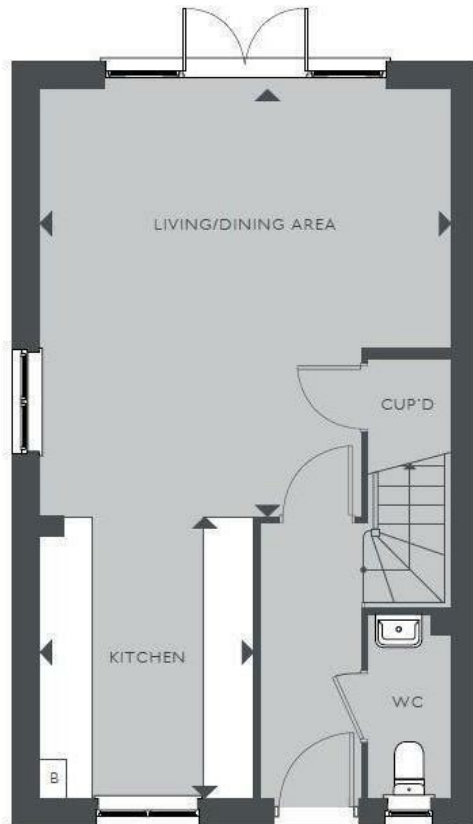
Weale Close, Hatfield Peverel, Essex, CM3 2FG
Guide price £425,000

- Built in 2021 with 7 years NHBC guarantee remaining
- Three bedrooms
- En-suite to bedroom one
- Open plan lounge, kitchen and dining area
- Ground floor cloakroom
- First floor bathroom
- EV Charger
- South facing landscaped rear garden
- 0.6 miles to the train station
- EPC - C

*** Guide Price £425,000 to £450,000 ***

Built in 2021 this exceptional three bedroom semi detached property is situated within 0.6 miles of Hatfield Peverel station with trains into London Liverpool Street, making it ideal for commuters or investors. The property has been improved by the seller in the last two years and includes a landscaped rear garden with porcelain tiled patio area, timber storage shed and burglar alarm system. The accommodation comprises three bedrooms to the first floor with en-suite to bedroom one plus a family bathroom. The ground floor commences with an entrance hall opening into the open plan lounge, dining area and kitchen measuring 27'6" x 16'0" with integrated appliances and glazed doors opening to the rear garden. In addition there is a ground floor cloakroom. Externally a driveway from the front provides parking for two/three cars plus there is an electric car charging point. The village of Hatfield Peverel benefits from shops, doctors, dentist, school and parks. The A12 is a short drive and provides access to the City of Chelmsford, M25 and East Anglia.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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	
	74		90
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	



Distances

Hatfield Peverel Train Station -
0.6 miles

Hatfield Peverel Primary School
- 1.0 miles

A12 Northbound - 0.7 miles

A12 Southbound - 0.5 miles

Chelmsford Town Centre - 7
miles

Stansted Airport - 21.7 miles

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door and stairs to first floor. 'Amtico Spacia' flooring.

Open Plan Lounge, Dining and Kitchen

8.4m x 4.90m (27'6" x 16'0")

Window to front and side, glazed French doors with side screens to the rear garden.

Kitchen area with units fitted to eye and base level finished with square edge work surfaces and matching upstands. Under cabinet lighting. Integrated fridge/freezer, washing machine and dishwasher. Built-in oven, four ring gas hob and extractor over. Inset ceiling lighting. Understairs storage cupboard. 'Amtico Spacia' flooring

Cloakroom

Obscure window to front. White suite comprising pedestal wash hand basin with tiled splashback and low-level WC. Inset ceiling lights.

FIRST FLOOR

Landing

Stairs to ground floor.

Bedroom One

4.12m x 3.12m (13'6" x 10'2")

Fitted wardrobes, window to front and door to:

En-suite

Obscure window to front. White suite comprising shower with tiled walls, inset wash hand basin and low-level WC with concealed cistern. Part tiled walls and heated towel rail.

Bedroom Two

3.17m x 2.82m (10'4" x 9'3")

Window to rear.

Bedroom Three

3.16m x 1.99m (10'4" x 6'6")

Window to rear. Access to loft space which is part boarded. Airing cupboard housing pressurised water system.

Bathroom

White suite comprising bath with mixer taps and shower

attachment, tiled surround, inset wash hand basin and low-level WC with concealed cistern. Part tiled walls and tiled floor. Obscure window to side and heated towel rail. Inset ceiling lighting.

EXTERIOR

Front Garden

Access to entrance door, driveway to side providing parking for 2 to 3 cars. Gate to rear and electric car charger point.

South Facing Rear Garden

Landscaped garden commencing with a porcelain tiled patio area overlooking the gardens which are mainly laid to lawn with raised flower beds to the rear. Timber storage shed, outside tap and lighting

Services

Gas central heating, mains water and drainage. Burglar alarm system.

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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