

Paul Mason Associates



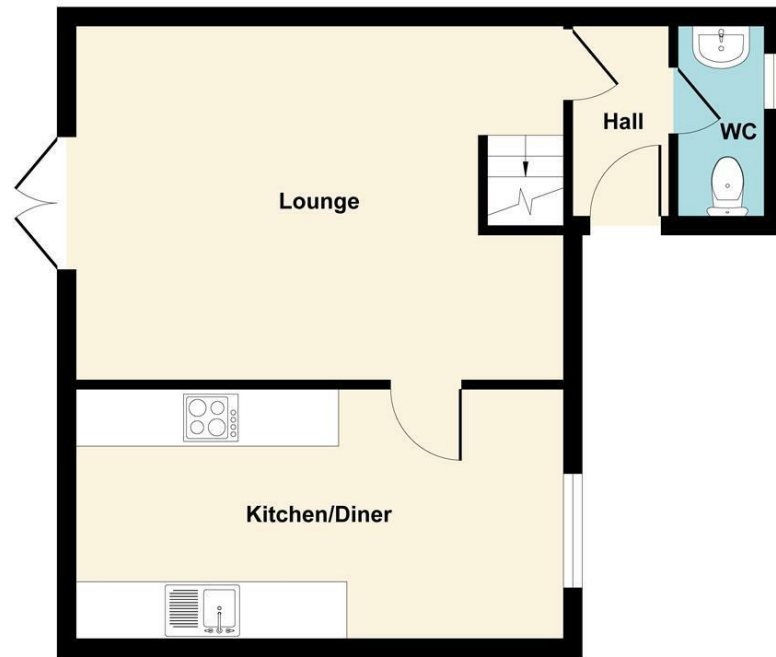
Larch Walk, Hatfield Peverel, Essex, CM3 2SF

Guide price £350,000

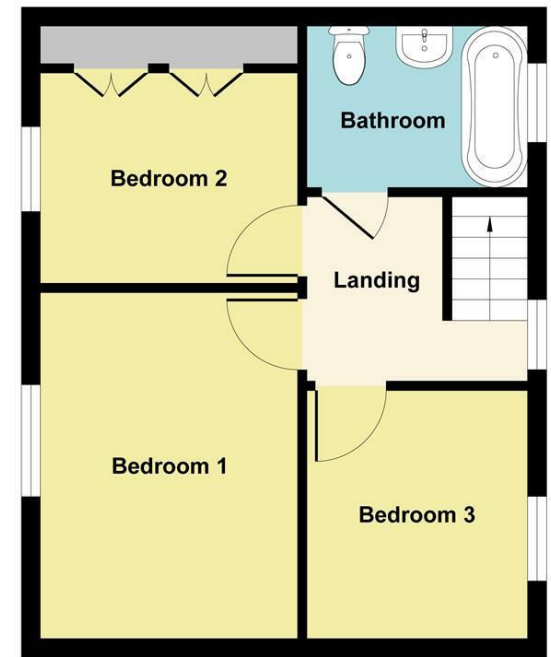
- Short walk to train station
- Well presented throughout
- Three bedrooms
- Modern bathroom & G/F cloakroom
- 16'4 x 12'4 lounge
- 16'3 modern white high gloss kitchen/dining room
- Secluded rear garden
- Carport with roller door to the front and parking
- Gas central heating
- EPC - C

A good size and well presented three bedroom property, situated in a highly desirable location within short walking distance of the local train station offering direct links to London Liverpool Street. The accommodation comprises 6'4 x 12'4 lounge and modern 16'3 x 8'9 white high gloss kitchen/dining room, modern bathroom and ground floor cloakroom. The property also boasts a carport with roller door to front, parking, double glazed windows, secluded landscaped rear garden and gas central heating. The village of Hatfield Peverel boast a host of amenities including school, shops, doctors, dentist and recreation ground. Early viewing advised to avoid disappointment.

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Ground Floor



First Floor

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
	70		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

## Distances

Hatfield Peverel Railway Station  
(0.3 miles)  
A12 Southbound (1 mile)  
A12 Northbound (0.9 miles)  
Hatfield Peverel Primary School  
(1 mile)  
Chelmsford City Centre (7  
miles)  
London Stansted Airport (21.8  
miles)

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door.  
Wood flooring.

#### Cloakroom

Obscure double glazed window  
to front. White suite comprising  
low level WC and vanity wash  
hand basin with mixer taps.  
Heated towel rail. Tiled flooring.

#### Lounge

4.99m x 3.77m (16'4" x 12'4" )  
Double glazed french doors to  
rear. Wood flooring. Stairs to  
first floor with built in understairs  
storage cupboard. TV point.  
Radiator. Central heating  
thermostat. Inset ceiling lighta.

#### Kitchen/Dining Room

4.97m x 2.68m (16'3" x 8'9" )  
Double glazed window to front  
and rear, door to rear. A range  
of modern white high gloss units  
to base and eye level  
incorporating an integrated  
dishwasher and washing  
machine. Built-in oven with 4  
ring gas hob above and  
stainless steel extractor hood  
over. Space for full height  
fridge/freezer. Laminate roll top  
work surfaces with matching  
upstands incorporating sink unit  
with mixer taps. Radiator. Tiled  
flooring. TV point. Concealed  
gas fired boiler.

### FIRST FLOOR

#### Bedroom One

3.65m x 2.70m (11'11" x 8'10" )  
Double glazed window to rear.  
Radiator.

#### Bedroom Two

2.84m x 2.69m (9'3" x 8'9" )  
Double glazed window to rear.  
Radiator. Feature panelling to  
three walls.

#### Bedroom Three

2.70m x 2.22m (8'10" x 7'3" )  
Double glazed window to front.  
Radiator.

#### Bathroom

Obscure double glazed window  
to front. Modern white suite  
comprising panelled 'P' shaped  
bath with mixer taps and shower  
over with fitted glass shower  
screen, low level WC with  
concealed cistern and wash  
hand basin with vanity units  
below and mixer taps. Tiled  
walls. Chrome effect heated  
towel rail. Tiled flooring. Inset  
ceiling lights.

#### Landing

Double glazed window to front.  
Airing cupboard. Stairs to  
ground floor. Access to the  
boarded loft space with lighting  
via pull down ladder.

### EXTERIOR

#### Rear Garden

A landscaped rear garden  
commencing with a paved patio  
area. Remainder laid to lawn  
with various flower and shrub  
boarders. Timber framed shed  
to remain. Fencing to  
boundaries. Gate to rear leading  
to front

#### Carport

With roll door to front

#### Front Garden

Paved frontage with various

flowers and shrubs. Dwarf  
picket fence to front boundary.

#### 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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Paul Mason Associates Limited Registered in England Number - 6767946  
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