

Paul Mason Associates



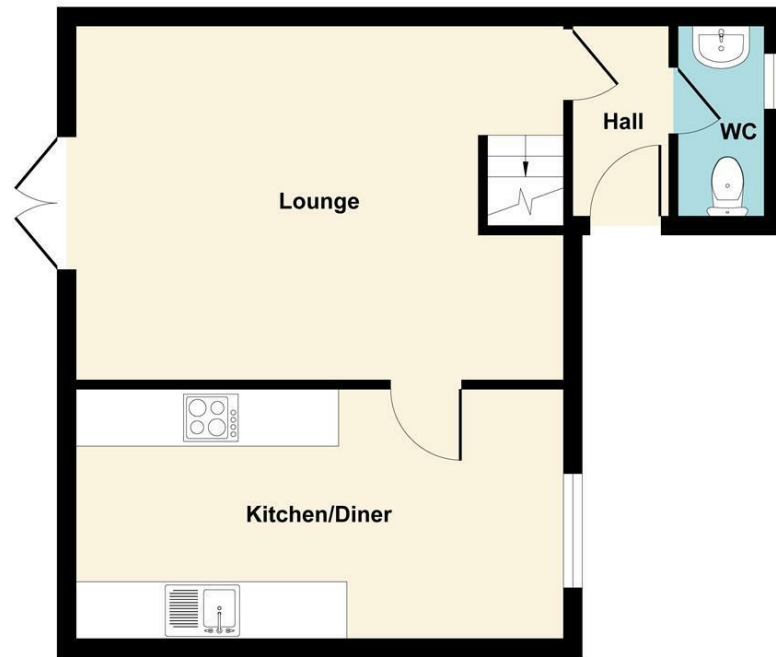
Larch Walk, Hatfield Peverel, Essex, CM3 2SF

Guide price £350,000

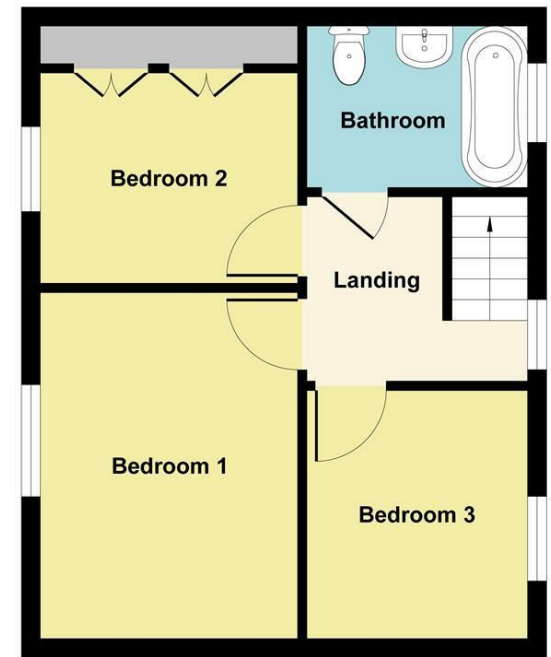
- Short walk to train station
- Well presented throughout
- Three bedrooms
- Modern bathroom & G/F cloakroom
- 16'4 x 12'4 lounge
- 16'3 modern white high gloss kitchen/dining room
- Secluded rear garden
- Carport with roller door to the front and parking
- Gas central heating
- EPC - C

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 ₂) Rating	
Current	Potential	Current	Potential
	86		
	70		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ 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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