

Paul Mason Associates



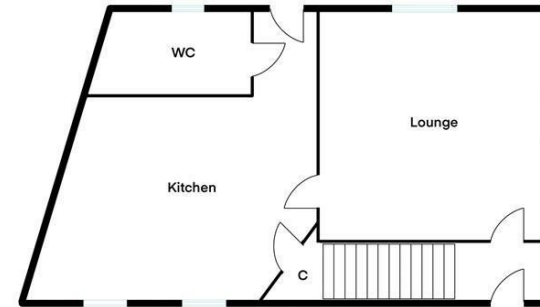
Fitch Close, Hatfield Peverel, Essex, CM3 2FB

Offers in excess of £340,000

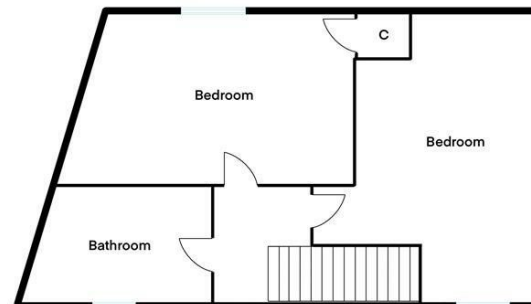
- Modern semi detached house built in 2017
- Well presented throughout
- Two double bedrooms
- Family bathroom plus ground floor cloakroom
- 12'3 x 11'7 lounge
- 16'9" x 14'1" max high gloss kitchen/dining room
- Good size well maintained rear garden
- Two/three allocated parking spaces plus additional visitor parking
- Gas central heating via combi boiler
- EPC - B

Built in 2017, is this modern spacious semi detached house, conveniently positioned within short walking distance of many village amenities including shops, doctors and bus service. The property is also ideally positioned approx 0.6 miles from the train station with direct links to London Liverpool Street and also 0.8 miles from the Primary School. The accommodation includes two good size double bedrooms, modern bathroom plus ground floor cloakroom, 12'3 x 11'7 lounge and 16'9" x 14'1" max high gloss kitchen/dining room with integrated appliances. The property overlooks a pleasant green to the front and also offers a good size secluded rear garden, gas central heating via combi boiler and allocated parking for two/three cars plus additional visitor parking. EARLY VIEWING ADVISED.

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	96		
84			
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	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Distances

Hatfield Peverel Railway Station
- 0.6 miles
Hatfield Peverel Primary School
- 0.8 miles
A12 Northbound - 0.7 Miles
A12 Southbound - 0.6 miles
Chelmsford City Centre - 7.7
miles
Stansted Airport - 19.4 miles

All mileages are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door. Stairs to first floor. Laminate flooring.

Lounge

3.75m x 3.55m (12'3" x 11'7")
Double glazed windows to rear and side. Laminate flooring.
Radiator. TV point.

Kitchen/Dining Room

5.11m x 4.31m max (16'9" x 14'1" max)
Two double glazed windows to front and double glazed door to rear. A range of white high gloss fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Integrated appliances to remain including

cooker with hob above and extractor over, full height fridge/freezer, washing machine and dishwasher. Large storage cupboard housing gas fired combi boiler. Tiled flooring. Radiator.

Cloakroom

Obscure double glazed window to rear. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and tiled splash back. Radiator. Extractor fan.

FIRST FLOOR

Bedroom One

4.50m x 3.10m (14'9" x 10'2")
Double glazed window to front. Radiator. Built in storage cupboard/wardrobe.

Bedroom Two

4.35m x 3.77m max (14'3" x 12'4" max)
Double glazed window to rear. Radiator. Built in storage cupboard/wardrobe.

Bathroom

Obscure double glazed window to front. Modern white three piece suite comprising panelled bath with hand holds and shower over. Low level WC and pedestal wash hand basin with mixer

taps. Radiator. Extractor fan. Part tiled walls.

Landing

Double glazed window to front. Access to insulated loft with lighting. Stairs to ground floor.

EXTERIOR

Allocated Parking

Two allocated parking spaces plus additional visitor parking. Outside power points.

Rear Garden

A well maintained good size rear garden commencing with a large paved patio area. Remainder laid to lawn with stone path leading to rear of garden housing a timber framed shed which houses a separate consumer unit. Fencing to boundaries to gate giving access to side. Outside lighting. Outside power points.

Services

Gas central heating via combi boiler. 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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