

# Paul Mason Associates

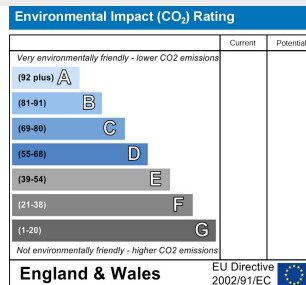
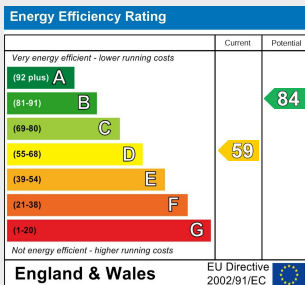


Maldon Road, Hatfield Peverel, CM3 2HS  
Guide price £350,000



- Semi detached cottage
- Two bedrooms
- Bathroom with roll top bath
- Lounge with brick fireplace
- Fitted kitchen
- Garden room
- Set back from the road with ample off street parking
- Courtyard rear garden
- Backing parkland
- EPC - D

Keepers Cottage is a unique cottage set in a wonderful mix of lawned and courtyard gardens, which in turn backs on to parkland. The property has a wealth of charm which is felt as soon as you walk through the front door with exposed beams and A wonderful red brick fireplace in the living room. The bathroom has been replaced with a delightful white Victorian style suite which includes a roll top bath with clawed feet. The two bedrooms are to the first floor which are fed from a small landing and are dual aspect.



## Distances

Hatfield Peverel Railway Station  
feeding London Liverpool Street  
(0.84 miles)

London Stansted Airport (22.4  
miles)

A12 (1.2 miles)

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Lobby

Part glazed entrance door and  
window to side opening to -

#### Open Plan Living Room

5.59m x 3.34m (18'4" x 10'11")  
Finished with exposed ceiling  
beams and red brick fireplace  
incorporating gas flame effect  
burner. Window to front and  
glazed French doors to rear.  
Door and stairs to first floor with  
under stairs storage cupboard  
underneath.

#### Fitted Kitchen

2.06m x 1.94m (6'9" x 6'4")  
Window to front. White units to  
base level with laminated roll top  
work surface over and tiled  
surround. Stainless steel sink  
unit with mixer taps. Plumbing  
for washing machine and  
slimline dishwasher, space for

fridge and extra wide cooker.  
Tiled floor and inset lighting.  
Wall mounted gas fired boiler

#### Garden Room

Window and glazed door to rear  
garden. Tiled floor.

#### Bathroom

Victorian style white bathroom  
suite comprising of roll top bath  
with clawed feet and central taps  
with shower attachment,  
pedestal wash hand basin with  
tiled splash back and mid level  
WC, tiled floor and part tiled  
walls. Window to rear.

### FIRST FLOOR

#### Landing

Stairs to ground floor with  
exposed brickwork and beams.  
Doors to -

#### Bedroom One

3.36m x 2.98m (11'0" x 9'9")  
Window to front and side.  
Exposed beams to ceiling. Two  
double built in wardrobes and  
one built in storage cupboard.  
Access to loft space.

#### Bedroom Two

2.61m max x 2.13m (8'6" max x  
6'11")  
Window to side and rear.  
Exposed ceiling beams. Built in  
storage cupboard.

## EXTERIOR

### Front Garden

The property is accessed via a  
gravel driveway which provides  
off street parking for two cars.  
Security gate with gravel  
footpath leading to the entrance  
door and timber shed. Lighting  
to the front. Remainder of  
garden to front is laid to lawn  
with various flowers, shrubs and  
young trees.

### Rear and Side Garden

To the side of the property is a  
further security gate which gives  
access to the rear paved  
courtyard also with lighting.

### Services

Gas fired central heating, mains  
drainage and mains water.

### 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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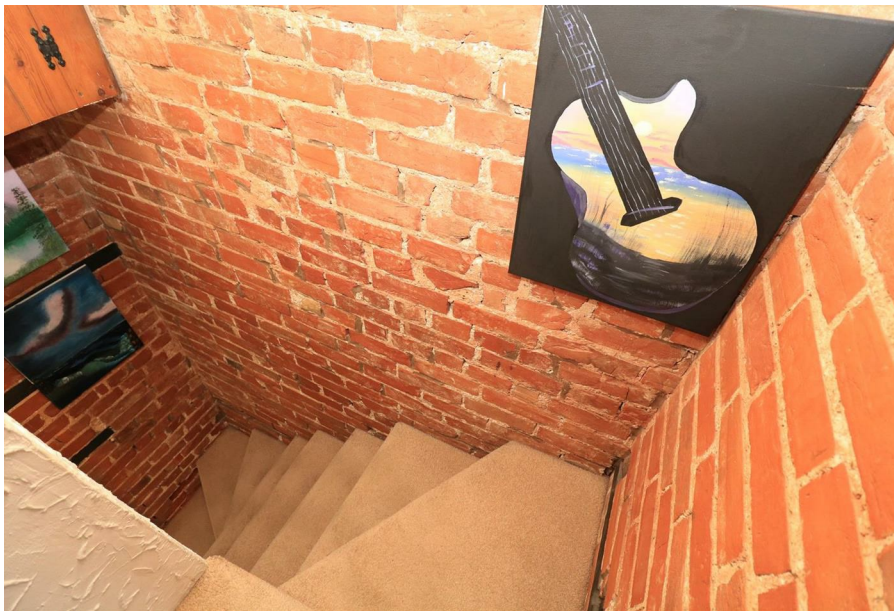
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