

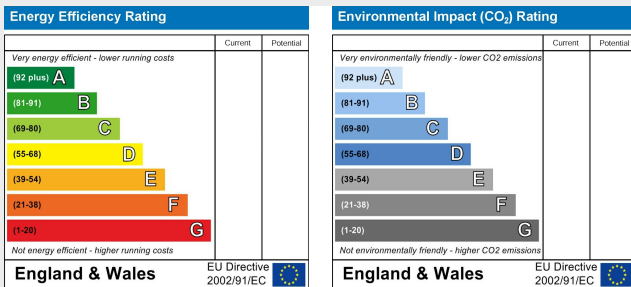
Paul Mason Associates



Cardfields Lane, Hatfield Peverel, CM3 2NR  
Offers in excess of £400,000

- Semi rural location cottage style property
- 125' X 68' max plot size
- Farmland views
- Three bedrooms
- Two reception rooms
- Garden rooms
- Cloakroom
- Kitchen
- Potential to extend subject to planning
- EPC - TBC

An individual cottage located in a semi-rural location surrounded by countryside, on a good sized secluded plot. The property comprises of three bedrooms and two reception rooms plus a ground floor family bathroom, kitchen and garden room. Internally the property does require modernising and there is potential to extend subject to planning. The residence is situated just off a country lane with parking for several cars. The plot is approx. 125' x 68' and is secluded with a useful gate to the rear leading onto a farm track. The property is located on the outskirts of Hatfield Peverel only a short distance from the river which benefits from wonderful walks. Only 2.1 miles away is Hatfield Peverel Station with trains leading into London. The A12 is approx. 2.2 miles away and provides good road links to the city of Chelmsford and M25. Hatfield Peverel benefits from popular eateries, village shop, school, doctors and post office.



## Distances

Hatfield Peverel - 2.1 miles

Hatfield Peverel School - 2.1 miles

A12 - 2.2 miles

Maldon - 5 miles

Chelmsford City - 5.8 miles

London Stansted Airport - 21.2 miles

All mileages are approx.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Entrance door and stairs to first floor, understairs storage cupboard with window to side.

#### Lounge

3.54m x 3.34m (11'7" x 10'11")  
Window to front with distant views, exposed wood flooring and fireplace with tiled surround.  
Opening to:

#### Dining Room

3.68m x 3.36m (12'0" x 11'0")  
Window to rear.

#### Kitchen

2.10m x 2.09m (6'10" x 6'10")  
Window to side. Units fitted to eye and base level finished with laminate roll top work, stainless steel sink unit. Door to:

## Garden Room

3.98m x 2.29m (13'0" x 7'6")  
Window and doors to garden.

## Bathroom

White suite comprising bath with shower over, pedestal wash hand basin and low level WC.

## FIRST FLOOR

### Landing

Stairs to ground floor and windows to side.

### Bedroom One

3.76m x 3.36m (12'4" x 11'0")  
Window to rear.

### Bedroom Two

3.63m x 3.45m (11'10" x 11'3")  
Window to front with far reaching views. Airing cupboard housing hot water cylinder.

### Bedroom Three

3.13m x 2.14m (10'3" x 7'0")  
Window to rear.

## EXTERIOR

### Front Garden

Driveway with parking. Access to the entrance porch and access to rear garden.

### Rear Garden

Mainly laid to lawn with gate to the rear.

## 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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