

Paul Mason
Associates

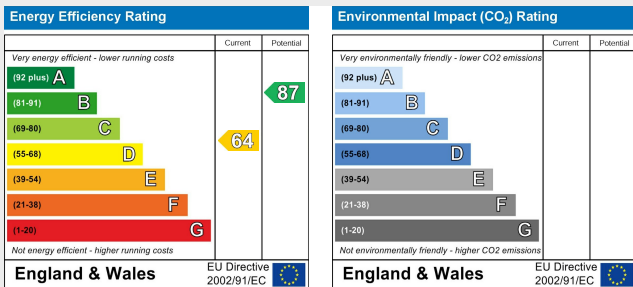


The Green, Hatfield Peverel, Essex, CM3 2JG

Offers in excess of £290,000

- Popular location on The Green in Hatfield Peverel
- Two good size bedrooms
- Ground floor bathroom
- Sitting room with wood burning stove
- Fitted kitchen and separate utility room
- Split garden with paved patio and lath leading to secret private garden
- Gas central heating
- Double glazed windows
- ECP - D

Situated in a popular location on The Green in Hatfield Peverel is this charming two bedroom semi detached cottage, ideally positioned under a mile from the train station with direct links to London Liverpool Street. The accommodation comprises two good size bedrooms, bathroom/WC, sitting room with feature fireplace and fitted kitchen plus separate utility room. To the outside the property boasts a split garden with initial paved patio area and path leading to pleasant secret garden. The property is also ideally situated within short walking distance of the local primary school and also with easy access of the A12 and also a short drive from Maldon and Witham towns and Chelmsford city centre. Viewing advised to avoid disappointment.



Distances

Hatfield Peverel Primary School 0.2 miles
Hatfield Peverel Train Station 0.9 miles
A12 Northbound 0.6 miles
A12 Southbound 1.3 miles
Chelmsford City Centre 7.5 miles
(All distances are approximate)

Accommodation

GROUND FLOOR

Sitting Room

3.67m x 3.02m (12'0" x 9'10")
Double glazed window to front. Feature fireplace with full height brick surround and fitted log burner. Wall light points. Coved ceiling. Built in cupboard housing gas fired boiler and hot water cylinder with immersion heater.

Kitchen

3.66m x 2.17m (12'0" x 7'1")
Window to rear. A range of matching units to base

and eye level. Integrated oven with 4 ring hob above. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space for fridge. Concealed lighting. Part tiled walls. Stairs to first floor. Tiled floor.

Lobby Area

Large built in storage cupboard. Door to bathroom and glazed door to breakfast room.

Bathroom

Obscure double glazed window to rear. White suite comprising panelled bath with shower above. Low level WC and vanity wash hand basin with storage cupboard below. Radiator. Tiled flooring. Inset spot lighting. Part tiled walls.

Utility Room

3.44m x 1.56m (11'3" x 5'1")
Double glazed French

doors to rear. Space and plumbing for washing machine.

FIRST FLOOR

Bedroom One

3.67m x 3.06m (12'0" x 10'0")
Double glazed window to front. Coved ceiling. Radiator.

Bedroom Two

2.75m x 2.21m (9'0" x 7'3")
Double glazed window to rear. Radiator.

EXTERIOR

Rear Garden - South/West Facing

Commencing with a secluded paved patio area. Path leading to a splendid secret garden offering lawned gardens with fencing to boundaries. Timber framed shed with power to remain.

Services

Gas central heating. Mains water supply and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382 555.

Important Notice

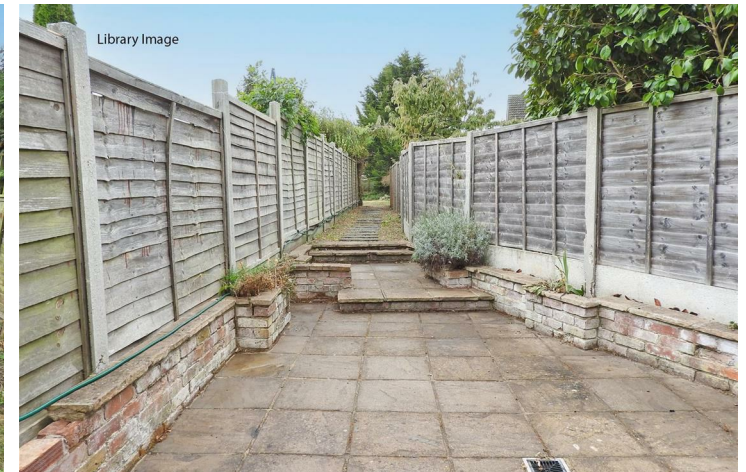
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Library Image



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