

Paul Mason Associates



Maldon Road, Hatfield Peverel, Essex, CM3 2HH

£1,700 Per month

- Available immediately
- Within walking distance of the village amenities & 0.6 miles to the train station
- Approx 65' secluded rear garden
- Three good size bedrooms
- Re-fitted four piece bathroom & ground floor cloakroom
- 20'3 x 12'4 > 10'8 lounge/dining room
- 14'9 x 12'8 > 7'7 fitted kitchen with appliances
- Ground floor bedroom four/study plus conservatory
- Off street parking for three cars
- EPC - C

Available immediately is this well presented three/four bedroom detached family home which is conveniently situated within walking distance of the many village amenities and approximately 0.6 miles from the train station with direct links to London Liverpool Street. The accommodation includes three good size bedrooms to the first floor, modern re-fitted four piece bathroom plus ground floor cloakroom, 20'3 x 12'4 max lounge/dining room, 14'9 x 12'8 > 7'7 L shaped fitted kitchen/breakfast room, useful utility room, ground floor study/bedroom four and conservatory overlooking the garden. Further features include off street parking for three cars, a secluded and well maintained 65' rear garden, UPVC double glazing and gas central heating. Early viewing advised.

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Ground Floor

First Floor

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	87		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	75	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Distances

Hatfield Peverel Train Station 0.6 miles

A12 Northbound 0.3 miles

A12 Southbound 0.9 miles

Hatfield Peverel Primary School 0.3 miles

Chelmsford City Centre 7 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door and double glazed window to front. Stairs to first floor. Built in under stairs storage cupboard. Coved ceiling. Radiator.

Study

3.00m x 2.56m (9'10" x 8'4")
Double glazed window to front.
Laminate flooring. Radiator.

Cloakroom

Modern white re-fitted suite comprising low level WC and vanity wash hand basin. Part tiled walls.

Lounge/Dining Room

6.18m x 3.76m > 3.26m (20'3" x 12'4" > 10'8")
Double glazed window to front and double glazed sliding patio doors to rear leading into conservatory. Coved ceiling. Radiator. Feature fireplace with fitted electric fire.

Kitchen

4.50m x 3.88m > 2.33m (14'9" x 12'8" > 7'7")
Two double glazed windows to rear and door to conservatory. An extensive range of white high gloss units to base and eye level incorporating glass display units, corner and display shelving and wine rack. Laminate roll top work surfaces incorporating 1 1/2 bowl sink unit with mixer taps. A range of appliances including full height fridge/freezer, cooker and dishwasher. Radiator. Concealed lighting under units. Coved ceiling. Door to utility room.

Utility Room

2.56m x 2.34m (8'4" x 7'8")
High level double glazed window to side. Washing machine and tumble dryer. Wall mounted gas fired boiler. Roll top work surfaces incorporating stainless steel sink unit with mixer taps.

Conservatory

3.51m x 2.15m (11'6" x 7'0")
Double glazed windows to rear and side and French doors to rear. Radiator.

FIRST FLOOR

Bedroom One

3.50m x 3.40m + wardrobes (11'5" x 11'1" + wardrobes)
Double glazed window to front. Two sets of fitted wardrobes with hanging space and shelving. Radiator. Coved ceiling.

Bedroom Two

3.36m x 2.54m (11'0" x 8'3")
Double glazed window to front. Radiator. Coved ceiling.

Bedroom Three

4.21m x 2.05m (13'9" x 6'8")
Double glazed window to rear. Radiator. Coved ceiling.

Re-fitted bathroom

Obscure double glazed window to rear. A re-fitted modern white four piece suite comprising panelled bath, low level WC, vanity wash hand basin with storage cupboard below and independent shower cubicle with tiled surround and fitted glass shower screen. Tiled walls. Inset spot lighting. Heated towel rail.

Landing

Stairs to ground floor. Access to loft with lighting connected.

EXTERIOR

Rear Garden - Approx 65'

Commencing with a paved patio area. Lawned gardens with various

flowers and shrubs. Fencing to boundaries. Outside water tap and lighting. Access to side via secure gate. Timber framed shed to remain and further shed.

Front Garden

Driveway providing off street parking for 3 cars.

Services

Gas central heating. Mains water supply and drainage.

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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