

Paul Mason Associates

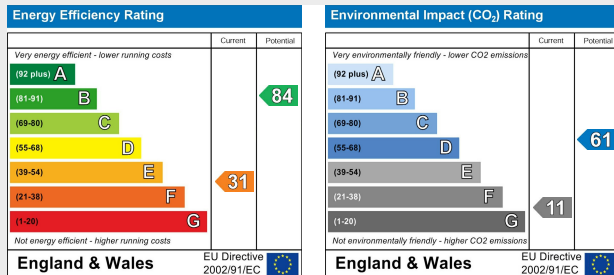


Hill Lane, Terling, Essex, CM3 2QX  
Offers in excess of £475,000



- Highly sought after and rarely available non estate location
- Stunning views to front and rear over farmland
- Three bedrooms
- Re-fitted modern bathroom
- Open plan living to the ground floor
- 23'2" x 17'8" > 15'0" Kitchen/Sitting Room/Dining Area
- Useful rear utility room/lobby area
- Approx 170' mature and secluded rear garden
- Ample off street parking to front
- EPC - F

Situated in a rarely available and highly sought after non estate location, with stunning views to the front and rear over farmland, is this well presented three bedroom semi detached family home. A splendid feature of this wonderful property must surely be the secluded and mature rear garden measuring approx 170' in length. The property also offers ample space to the side and rear, with planning permission passed in 2019 for a double storey rear extension and front porch, planning reference number 19/01348/HH. The current accommodation comprises three bedrooms, ground floor re-fitted modern bathroom, utility room/rear lobby and wonderful open plan ground floor living with a 23'2 x 17'8 > 15'0 kitchen/sitting room/dining area. The property also offers a shingled driveway providing ample off street parking to front plus replaced UPVC double glazing to front and side. Internal viewing highly recommended to avoid disappointment.



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## Distances

Hatfield Peverel Train Station

3.5 miles

Witham Train Station 5.2

miles

Terling CE Primary School

1.1 mile

Chelmsford City Centre 9.3

miles

A12 Southbound 3.2 miles

A12 Northbound 4 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Open Plan Kitchen/Sitting Room/Dining Area

7.07m x 5.40m > 4.58m (23'2" x 17'8" > 15'0" )

Kitchen/Dining Area - Double glazed window to side and front. A range of fitted units to base level. Laminate roll top work surfaces incorporating

stainless steel sink unit with mixer taps. Space for full height fridge/freezer, dishwasher and range style cooker. Inset spot lighting. Coved ceiling.

Sitting Area - Double glazed window to front and door and double glazed door to rear. Composite entrance door. Built in storage cupboard. Door to stairs leading to first floor. Feature fireplace with provision for open fire. Picture rail. Coved ceiling.

#### Rear Lobby/Utility Room

Double glazed door to side and window to rear. Space and plumbing for washing machine. Space for additional appliances.

#### Re-Fitted Bathroom

Obscure double glazed window to rear. Re-fitted

white suite comprising panelled bath with mixer tap and shower over. Low level WC and vanity wash hand basin with mixer taps and storage below. Part tiled walls. Heated towel rail.

### FIRST FLOOR

#### Bedroom One

4.58m x 3.36m max (15'0" x 11'0" max)

Double glazed window to front and rear. Feature fireplace with provision for open fire. Inset spot lighting.

#### Bedroom Two

3.55m x 2.76m (11'7" x 9'0" )

Double glazed window to side.

#### Bedroom Three

2.55m x 2.52m (8'4" x 8'3" )

Double glazed window to side.

#### Landing

Double glazed window to

side. Access to loft. Built in storage cupboard. Stairs to ground floor.

## EXTERIOR

### Front Garden

Independent shingled driveway providing ample off street parking. Gate to side giving access to rear garden. Pleasant views to front over farmland.

### Rear Garden - Approx 170'

A good size secluded and mature rear garden with lawned gardens and various flowers, trees and shrubs. Large timber framed shed to the rear of the garden offering ideal storage. Brick built outbuilding offering additional storage. Children barked play area with outside children's kitchen. Access to side.

### Services

Mains water supply and drainage. Electric heating.

### 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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Paul Mason Associates Limited Registered in England Number - 6767946  
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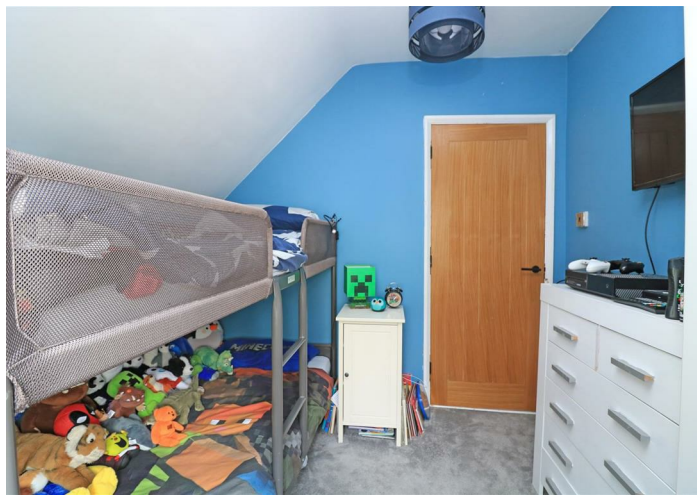
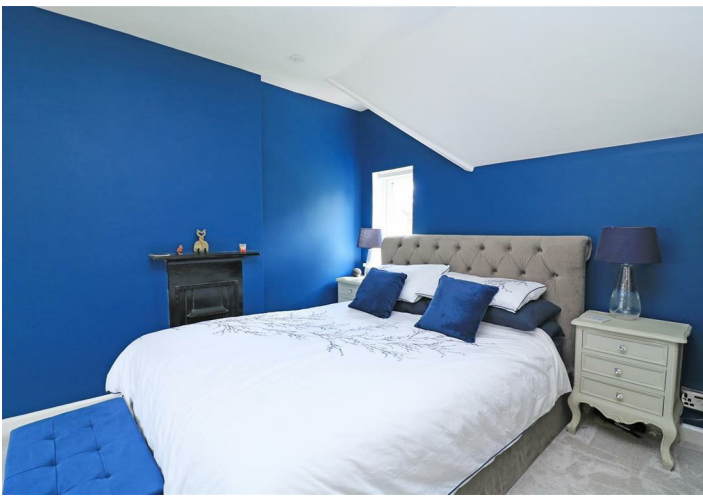
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