

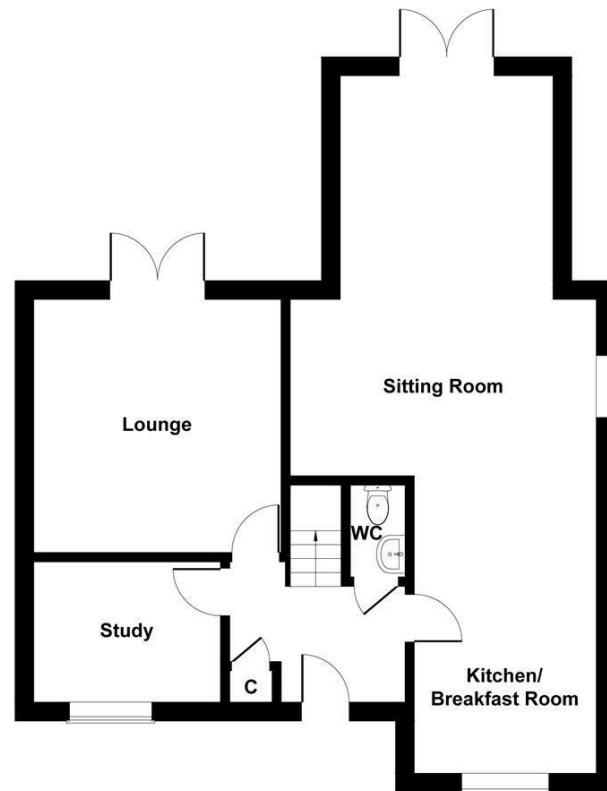
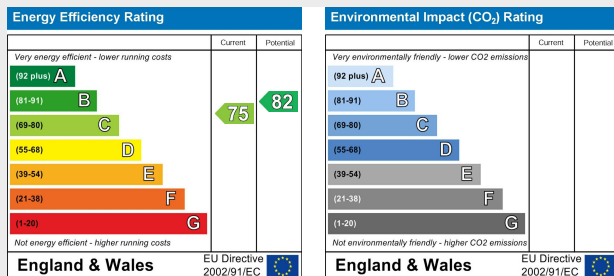
Paul Mason Associates



Willow Crescent, Hatfield Peverel, Essex, CM3 2LJ  
Guide price £825,000

- No onward chain
- Sought after location within walking distance of the primary school and train station
- Five bedrooms
- Spacious ground floor with three spacious reception rooms
- Open plan kitchen/breakfast room
- Electric security gates to front
- Good size rear garden with large enclosed paved patio area
- Easy access to A12, Maldon, Witham and Chelmsford City centre
- Viewing strongly advised
- EPC - C

NO ONWARD CHAIN.....Ideally situated within short walking distance of the local Primary school and approx one mile from the train station, is this spacious five bedroom detached family home situated in the sought after village of Hatfield Peverel. The property boasts ample space for the growing family which comprises five good size bedrooms, bathroom and ground floor cloakroom, splendid large open plan sitting room/dining room/kitchen with additional lounge and study. To the outside there are electric security gates to front leading to ample parking and a generous rear garden with large enclosed patio area. Viewing strongly advised to avoid disappointment.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024

For Illustrative Purposes Only.

## Distances

Hatfield Peverel Primary School

- 0.2 miles

Hatfield Peverel Train Station -  
1 mile

A12 Northbound - 0.9 miles

A12 Southbound - 0.6 miles

Chelmsford City Centre - 6.8  
miles

All mileages are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

UPVC entrance door and  
double glazed window to front.  
Radiator. Stairs to first floor.  
Large built in cloaks cupboard.  
LVT flooring.

#### Cloakroom

White suite comprising low level  
WC with concealed cisterns  
and vanity wash hand basin with  
mixer taps and storage below.  
Fully tiled walls and flooring.

Extractor fan. Inset spot lighting.  
Chrome effect heated towel rail.

#### Study

3.17m x 2.37m (10'4" x 7'9" )  
Double glazed window to front.  
Radiator. Wood flooring.

#### Lounge

5.19m x 4.17m (17'0" x 13'8" )  
Double glazed French doors to  
rear. Wood flooring. Radiator.  
Wall light points. TV point.

#### Kitchen/Breakfast Room

5.78m x 3.06m (18'11" x 10'0" )  
Double glazed window to front.  
A range of white high gloss units  
to base and eye level. Laminate  
roll top work surfaces  
incorporating circular stainless  
steel sink unit with mixer taps.  
Integrated dishwasher. full  
height fridge/freezer and oven  
with hob above and extractor  
hood over. Space and plumbing  
for washing machine. Inset spot  
lighting. Radiator. LVT flooring.  
Open plan through to:-

#### Sitting Room

6.53m x 5.05m max (21'5" x 16'6"  
max)  
Double glazed French doors to  
rear and double glazed window  
to side. Large built in under  
stairs storage cupboard. Two  
radiators. LVT flooring. Wall  
light point.

### FIRST FLOOR

#### Bedroom One

4.21m x 4.20m (13'9" x 13'9")  
Double glazed window to front.  
Radiator.

#### Bedroom Two

4.56m x 3.06m (14'11" x 10'0" )  
Double glazed window to rear.  
Radiator.

#### Bedroom Three

4.06m x 3.08 (13'3" x 10'1")  
Double glazed window to front.  
Radiator.

#### Bedroom Four

3.46m x 3.25m (11'4" x 10'7" )  
Double glazed window to rear.  
Radiator.

### Bedroom Five

2.80m x 1.90m (9'2" x 6'2" )  
Double glazed window to front.  
Radiator.

### Bathroom

Obscure double glazed window to rear. White four piece suite comprising panelled bath with mixer taps and shower over. Low-level WC and pedestal wash hand basin with tiled splash back. Shower cubicle. Tiled flooring. Extractor fan. Chrome effect heated towel rail. Inset spot lighting.

### Landing

Stairs to ground floor. Radiator.  
Access to loft area.

## EXTERIOR

### Front Garden

Electric wooden gates to front providing privacy from the road. Mature hedging to front boundary. Access to sides. Outside lighting.

### Rear Garden

A good size secluded rear garden commencing with an enclosed paved patio area with artificial grass area. Steps down to lawned gardens. Two timber framed sheds to remain. Fencing to boundaries. Access to sides.

### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - TBC  
Local Authority - Braintree

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