

Paul Mason Associates



Baker Avenue, Hatfield Peverel, Essex, CM3 2LH

Guide Price £350,000 - £375,000

- Sought after location within walking distance of the local primary school and train station
- Much improved by the current homeowners
- Two good size spacious double bedrooms
- Modern re-fitted family bathroom
- 19'7 x 11'1 lounge/dining room
- Modern re-fitted high gloss kitchen with integrated appliances
- Recently blocked paved driveway providing ample off street parking
- Good size secluded rear garden with outside office and workshop
- UPVC double glazing and gas central heating via Combi boiler
- EPC - D

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

Guide Price £350,000 - £375,000A well presented and much improved semi detached house, ideally positioned within walking distance of the local Primary School and approx 0.7 miles from the train station with direct link to London Liverpool Street. The property has undergone extensive modernisation by the current sellers with the accommodation comprising two good size double bedrooms, re-fitted modern bathroom, 19'7 x 11'1 lounge/dining room and re-fitted high gloss kitchen with quartz work surfaces and a range of integrated appliances. To the outside there is a good size secluded rear garden measuring approx 80' with detached home office/multi purpose room plus separate workshop. There is also a recently laid block paved driveway providing ample off street parking. The property also has the benefit of gas central heating via a combi boiler and UPVC double glazing. As previously mentioned, the property is ideally positioned approx 0.7 miles from the train station, 0.6 miles to the Primary School and also within short driving distance of the A12 and Chelmsford City Centre. INTERNAL VIEWING HIGHLY RECOMMENDED.

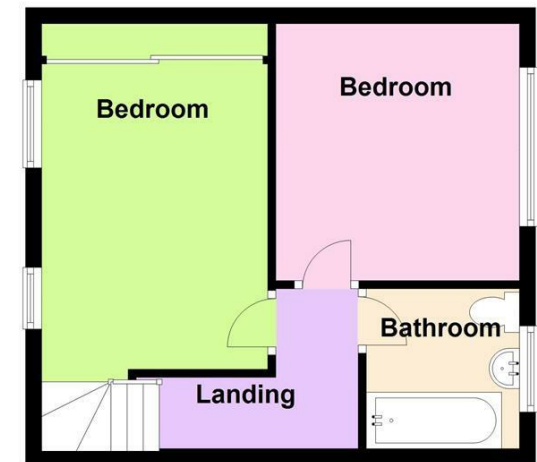
Ground Floor

Approx. 360.4 sq. feet



First Floor

Approx. 336.5 sq. feet



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Hatfield Peveler Railway Station
(0.7 miles)

Hatfield Peveler Primary School
(0.6 miles)

A12 Northbound (0.7 miles)

A12 Southbound (0.8 miles)

Chelmsford City Centre (7.8
miles)

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door.
Ceramic tile flooring. Stairs to
first floor. Double glazed window
to side with fitted wooden
shutters. Large built-in storage
cupboard. Radiator. Inset
spotlighting.

Lounge/Dining Room

5.97m x 3.39m (19'7" x 11'1")
Double glazed window to front
with fitted wooden shutters and
double glazed French doors to
rear. Ceramic tile flooring.
Radiator. Inset spotlighting. TV
point. Integrated speakers to
remain.

Kitchen

3.48m x 2.29m (11'5" x 7'6")
Double glazed window to rear. A
range of re-fitted high gloss units
to base and eye level. Quartz
work surfaces incorporating sink
unit with mixer taps. Integrated
full height fridge/freezer. Two
AEG built in ovens with five ring
gas hob above and extractor
hood over. Integrated Slimline
dishwasher to remain. Space
and plumbing for washing
machine. Inset spotlighting. Part
tiled walls. Ceramic tile flooring.

FIRST FLOOR

Bedroom One

4.13m x 2.80m (13'6" x 9'2")
Two double glazed windows to
front with wooden shutters.
Large fitted double wardrobe
plus built-in chest of drawers
with displayed shelving above.
Built-in over stairs storage
cupboard. Radiator.

Bedroom Two

3.25m x 3.25m (10'7" x 10'7")
Double glazed window to rear.
Radiator. Wood flooring.

Bathroom

Obscure double glazed window
to rear. Re-fitted modern white

suite comprising panelled bath
with shower over. Vanity wash
hand basin with mixer taps and
storage below. Low level WC.
Fully tiled walls. Inset spot
lighting.

Landing

Double glazed window to side.
Access to loft area housing gas
fired combi boiler. Stairs to
ground floor.

EXTERIOR

Rear Garden - Approx 80'

A good size secluded rear
garden commencing with a large
paved patio area. Path leading
to lawned gardens with various
mature flowers and shrubs.
Fencing to boundaries. Courtesy
side gate leading to parking
area. Outside lighting. Covered
private seating area. Workshop
and office located to the rear of
the garden.

Office

A useful office or multi purpose
room with power and light
connected.

Workshop

A useful workshop with power
and light connected.

Front Garden

A recently blocked paved
driveway providing ample off
street parking. Fencing to front
boundary. Shared access to side
with gate leading to rear garden.

Services

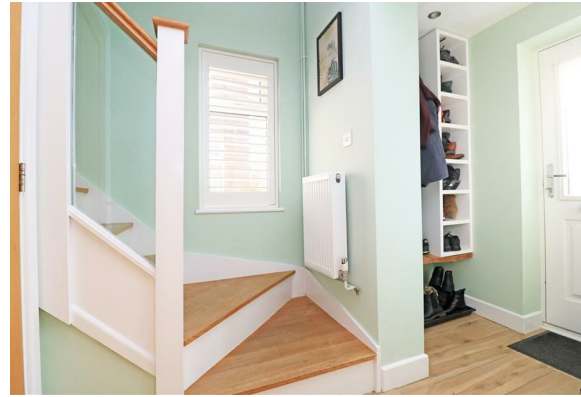
Gas central heating boiler Combi
located in the loft. Mains water
and drainage.

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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