

Paul Mason Associates

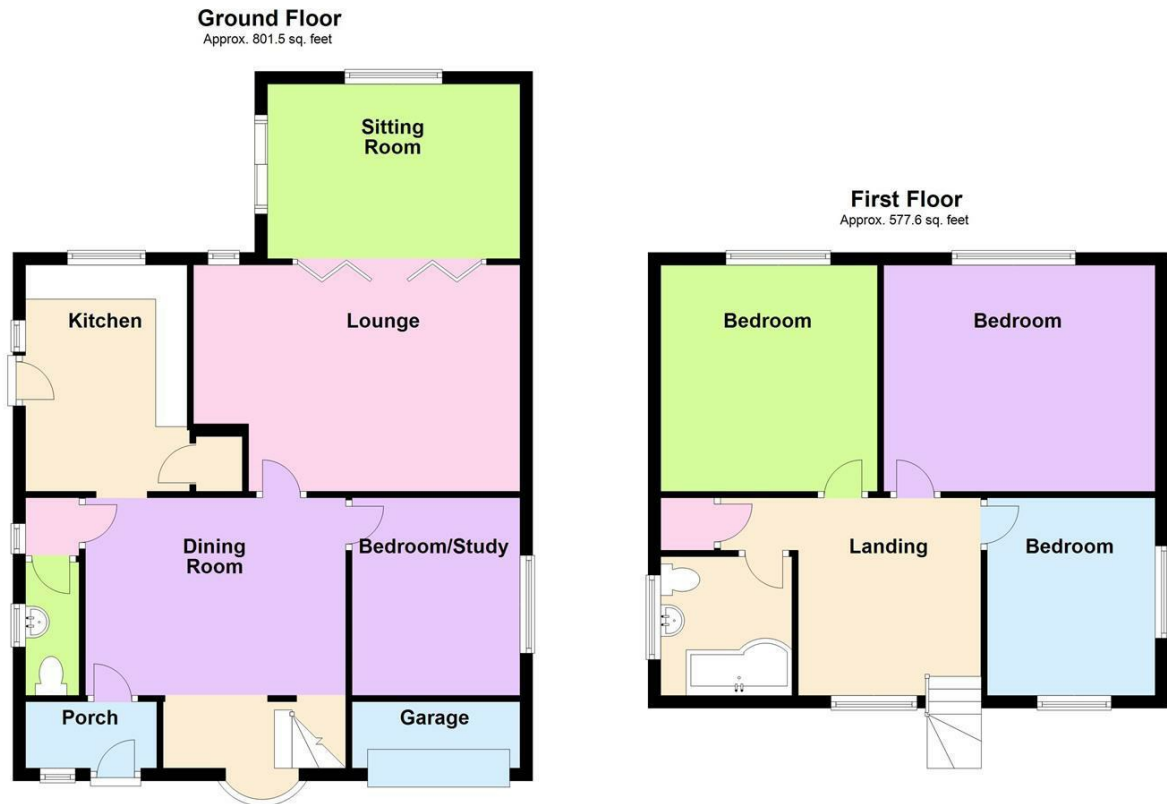


Gleneagles Way, Hatfield Peverel, Essex, CM3 2RT  
Offers in excess of £575,000

- Four bedrooms
- First floor bathroom
- Landing/study area
- Lounge
- Sitting room
- Dining room
- Fitted kitchen
- Ground floor bedroom/additional sitting room
- Large garden
- EPC - D

An extended four bedroom detached family house situated within a popular cul-de-sac position close to the local shops and school, within one mile of the train station at Hatfield Peverel. The property offers versatile accommodation which includes a lounge that opens into a sitting room overlooking the rear garden, large entrance hall currently being used as a dining room and ground floor bedroom or additional reception room. The remaining accommodation comprises fitted kitchen, ground floor cloakroom, first floor bathroom and three further bedrooms. The rear garden benefits from a large patio area ideal for entertaining and opens to the lawned gardens with flower and shrub borders. The front garden includes parking for several cars plus access to the former garage which is suitable for storage. The village of Hatfield Peverel is situated just outside the city of Chelmsford with easy access to the A12 providing road links to the M25 and East Anglia.

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



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Plan produced using PlanUp.

## Distances

Hatfield Peverel Train Station (0.7 miles)

Hatfield Peverel Primary School (0.4 miles)

A12 Northbound (0.3 miles)

A12 Southbound (1.0 mile)

Chelmsford City Centre (7.5 miles)

All distances are approximate

## Accommodation

### GROUND FLOOR

#### Entrance Lobby

Part glazed entrance door and window to front. Coved ceilings.

#### Dining Room

4.98m x 4.15m (16'4" x 13'7")  
Window to front, stairs to first floor and coved ceilings.

#### Lounge

5.12m x 3.64m (16'9" x 11'11")  
Window to rear and side. Ornate fireplace incorporating a gas fire. Coved ceilings. Glazed French doors leading to

#### Sitting Room

4.06m x 2.75m (13'3" x 9'0")  
Window to rear and glazed sliding patio doors to the rear garden. Coved ceilings.

#### Kitchen

3.63m x 2.68m (11'10" x 8'9")  
Units fitted to eye and base level

finished with laminate work surfaces and tiled surround. One and a half bowl sink unit with drainer and mixer taps. Window to rear and side, half glazed door to garden. Built-in oven, hob and extractor. Built-in microwave. Integrated dishwasher, washing machine and fridge/freezer.

#### Bedroom Four/Additional Reception Room

3.01m x 2.37m (9'10" x 7'9")  
Window to side and coved ceilings.

#### Inner Lobby

Wall mounted gas fired boiler, obscure window to side.

#### Cloakroom

White suite comprising wash hand basin with vanity unit below and low-level WC. Obscure window to side and coved ceilings.

### FIRST FLOOR

#### Landing/Study

Window to front. Airing cupboard housing hot water cylinder and immersion. Access to loft with lighting. Coved ceilings.

#### Bedroom One

3.80m plus wardrobes x 3.65m (12'5" plus wardrobes x 11'11")  
Window to rear and coved ceilings. Fitted wardrobes to one wall.

#### Bedroom Two

3.67m x 3.36m (12'0" x 11'0")  
Window to rear and coved ceilings.

#### Bedroom Three

3.25m x 2.54m (10'7" x 8'3")  
Window to front and side and coved ceilings.

#### Family Bathroom

White suite, comprising bath, wash hand basin with vanity unit below and low-level WC with concealed cistern. Wood effect flooring. and part tiled walls, inset ceiling lights. Obscure window to side and heated towel rail.

### EXTERIOR

#### Front Garden

Driveway providing parking for several cars. Lawn area to side, access to entrance door and outside lighting.

#### Storage/Former Garage

2.9 m x 1.86 (9'6" m x 6'1")  
Up and over door, lighting and power connected.

#### Rear Garden

Commencing with a large paved patio area with access to the front via gates to either side. Remainder laid to lawn with flowers and shrub borders. Outside lighting.

#### Services

Gas central heating, 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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Paul Mason Associates Limited Registered in England Number - 6767946  
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