

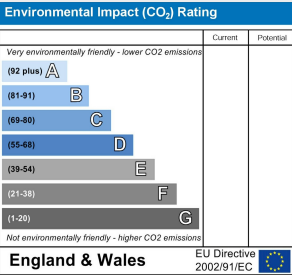
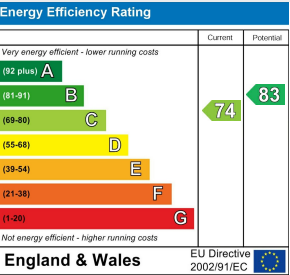
Paul Mason Associates



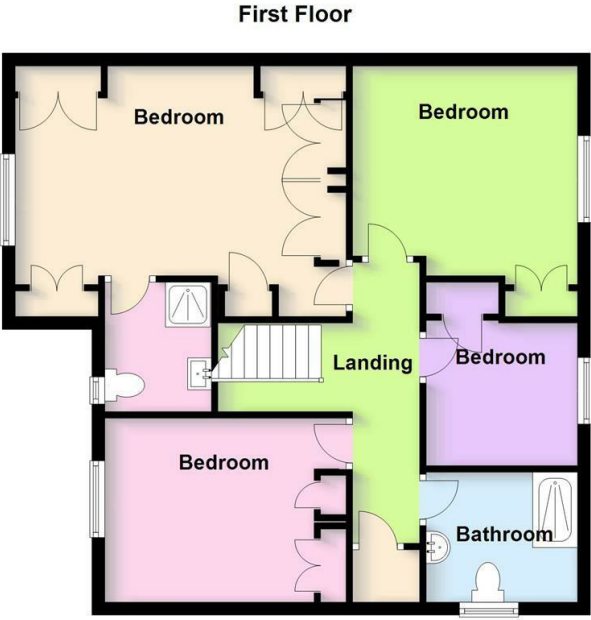
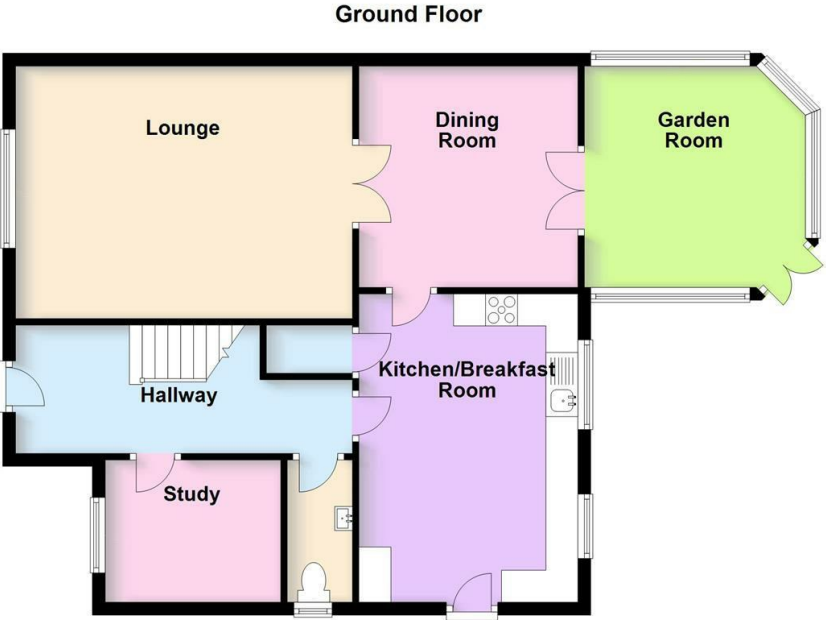
Rainbow Mead, Hatfield Peverel, Essex, CM3 2EB

Guide price £725,000

- Highly sought after private road with just five properties
- Short walk to train station with direct links to London Liverpool street
- Four bedroom detached family home
- Modern ensuite, separate shower room and ground floor cloakroom
- Four reception rooms
- 16' x 11'3 kitchen/breakfast room
- Detached double garage and ample off street parking
- Beautifully maintained landscaped rear garden
- Replaced UPVC double glazing
- EPC - C



****GUIDE PRICE £725,000 - £750,000****.....Paul Mason Associates are delighted to offer for sale this splendid detached family home, situated in a highly sought after private road of just five properties, ideally positioned within short walking distance of the train station with direct links to London Liverpool Street. The property has been much improved by the present sellers and boasts spacious and well presented accommodation throughout, ideal for the growing family. The accommodation includes four good size bedrooms, en-suite shower room to master bedroom, separate family shower room plus ground floor cloakroom, 17'1 x 13'1 lounge, separate dining room, study and garden room plus spacious 16' x 11'3 solid oak fitted kitchen/breakfast room. The property also benefits from replaced UPVC double glazing throughout, a detached double garage plus ample off street parking, along with a beautifully maintained good size landscaped rear garden. An internal viewing is highly recommended to appreciate this wonderful property.



Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street (0.1 miles)

A12 Northbound (0.6 miles)

A12 Southbound (0.9 miles)

Witham Town Centre (2.5 miles)

Maldon Town Centre (6 miles)

Chelmsford City Centre (7 miles)

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door. Tiled flooring. Coved ceiling. Radiator. Central heating thermostat. Stairs to first floor.

Cloakroom

Obscure double glazed window to side. White suite comprising low level WC and vanity wash hand basin with mixer taps and storage below. Part tiled walls and tiled flooring. Radiator.

Study

2.75m x 2.14m (9'0" x 7'0")

Double glazed window to front. Tiled flooring. Coved ceiling. Radiator.

Lounge

5.22m x 4.01m (17'1" x 13'1")

Double glazed window to front.

Coved ceiling. Inset spot lighting.

Ceiling rose. Radiator. Feature

fireplace with fitted wood burner.

Glazed French doors to dining room.

Dining Room

3.45m x 3.45m (11'3" x 11'3")

Double glazed French doors leading

through to garden room. Tiled

flooring. Coved ceiling. Inset spot

lighting. Radiator.

Garden Room

3.71m x 3.48m (12'2" x 11'5")

Double glazed windows to side and

French doors to rear with fitted

internal blinds. Additional roof

windows. Tiled flooring.

Kitchen/Breakfast Room

4.88m x 3.44m (16'0" x 11'3")

Two double glazed windows to rear

and obscure double glazed door to

side. An extensive range of solid

oak units to base and eye level.

Quartz work surfaces incorporating

one and a half bowl sink unit with

mixer taps. Integrated washing

machine and wine cooler. Space for

full height fridge/freezer and range style oven with extractor hood over. Inset spot lighting. Radiator. Part tiled walls. Tiled flooring. Built in under stairs storage cupboard.

FIRST FLOOR

Bedroom One

5.28m x 4.20m (17'3" x 13'9")

Double glazed window to front. An

extensive range of fitted furniture

comprising numerous wardrobes,

chest of drawers and two bedside

cabinets. Coved ceiling. Radiator.

Ceiling rose. Door to:-

Ensuite Shower Room

Obscure double glazed window to

rear. Modern fitted white suite

comprising low level WC and vanity

wash hand basin with mixer taps

and storage cupboard below.

Shower cubicle with tiled surround

and fitted glass shower screen.

Heated towel rail. Tiled flooring and

walls. Inset spotlighting. Extractor

fan.

Bedroom Two

3.57m x 3.42m (11'8" x 11'2")

Double glazed window to rear. Built

in double wardrobe. Radiator.

Bedroom Three

3.93m x 2.97m (12'10" x 9'8")

Double glazed window to front.

Laminate flooring. A range of built in wardrobes. Radiator.

Bedroom Four

2.56m x 2.32m (8'4" x 7'7")

Double glazed window to rear. Built in wardrobe. Radiator.

Shower Room

Obscure double glazed window to side. Modern fitted white suite comprising low level WC and vanity wash hand basin with mixer taps and storage cupboard below. A large walk in shower with fitted glass shower screen. Heated towel rail. Fully tiled walls and flooring. Inset spotlighting.

Landing

Stairs to ground floor. Loft access. Airing cupboard housing hot water cylinder.

EXTERIOR

Detached Double Garage

5.55m x 5.11m (18'2" x 16'9")

Two electric doors to front. Door leading to garden. Power and light connected.

Front Garden

Block paved driveway leading to garage providing ample off street parking. Lawned gardens with various mature flowers and shrubs. Gate giving access to rear garden. Outside lighting.

Rear Garden

A landscaped beautifully maintained rear garden commencing with an extensive paved patio area. Lawned gardens with various mature flowers and shrubs. Path leading to secluded secret garden. Fencing to boundaries. Storage area located to one side. Gate giving access to front/parking area. Outside lighting.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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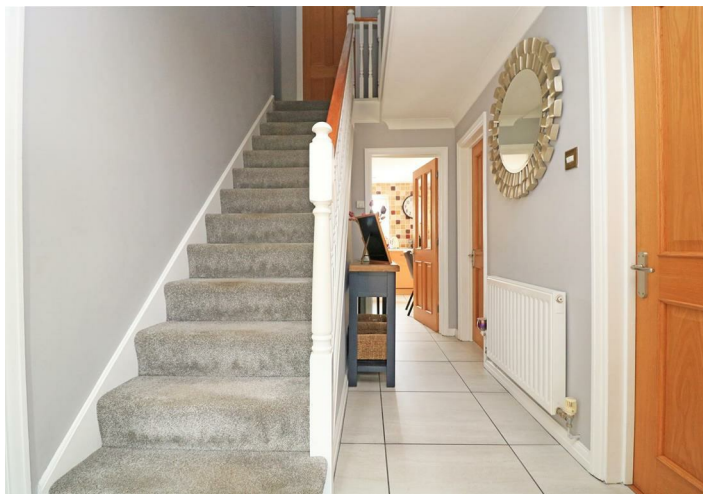
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