

Paul Mason Associates

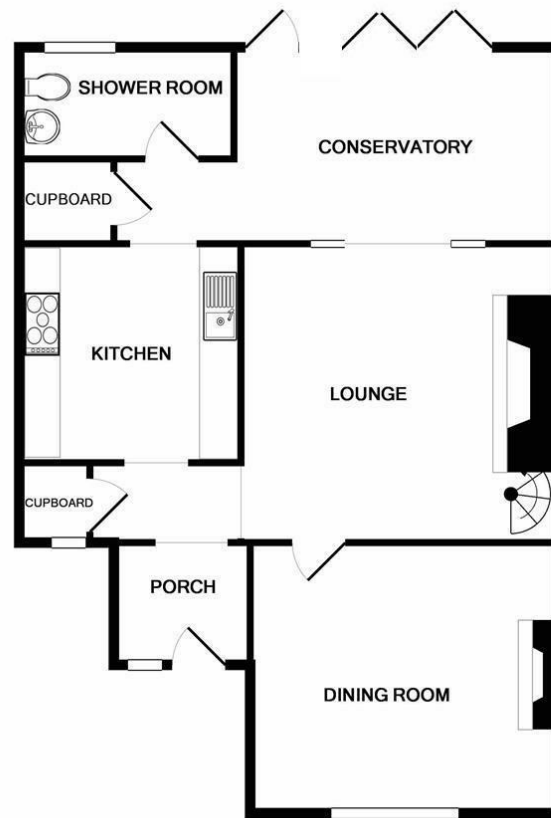


Maldon Road, Hatfield Peverel, Essex, CM3 2HS

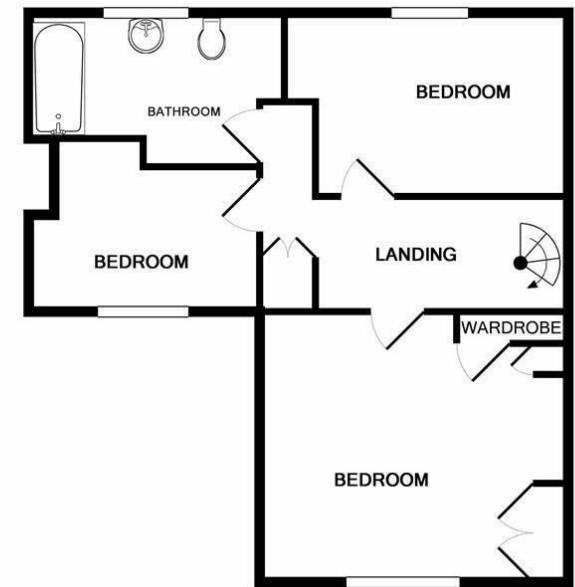
£1,600 Per month

- Available from the beginning of September 2024
- Wealth of charm and character
- Approx 0.7 miles from the train station
- Backing onto Recreational Park
- Three bedrooms
- Lounge, dining room & conservatory
- Fitted kitchen
- Family bathroom & separate ground floor wet room
- Well maintained secluded rear garden & off street parking to front for two cars
- EPC - D

Available from the beginning of September 2024 is this charming three bedroom cottage situated in a sought after location and within walking distance of the Primary School and train station with direct links to London Liverpool Street. The property is well presented throughout and offers a wealth of charm and character including exposed beams, studwork and feature fireplaces. The accommodation includes three bedrooms, modern family bathroom to the first floor and wet room to the ground floor, sitting room, dining room, conservatory and fitted kitchen with appliances to remain. Further features include a secluded rear garden backing onto the local Recreation Park, driveway providing off street parking and gas central heating.



GROUND FLOOR



1ST FLOOR

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>			
	85		83
	64		57
<p><i>Very environmentally friendly - lower CO₂ emissions</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 environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

SALISBURY COTTAGES MALDON RD HATFIELD PEVEREL CM3 2HS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Distances

Hatfield Peverel Train Station
0.7 miles
A12 Northbound 0.3 miles
A12 Southbound 0.9 miles
Hatfield Peverel Primary
School 0.2 miles
Chelmsford City Centre 7
miles

(All distances are
approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Tiled floor. Half glazed door
and window to front.

Dining Room

3.99m x 3.62m (13'1" x 11'10")
Window to front. Coved
ceiling, feature brick ornate
fireplace with provision for
open fire.

Sitting Room

4.34m x 3.55m (14'2" x 11'7")
Exposed beams and stud
work. Feature fireplace to one
wall. Door and stairs to first
floor. Wall light points.

Conservatory

4.13m x 2.90m (13'6" x 9'6")
Bi-fold doors to rear. Wood
flooring and wall light points.

Wet Room

Obscure window to rear.
Modern white suite comprising
pedestal wash hand basin and
low level WC. Shower area
with tiled surround. Mostly tiled
walls. Inset lighting.

Kitchen

3.12m x 3.00m (10'2" x 9'10")
A range of fitted units to eye
and base level finished with
granite work-surfaces
incorporating Butler style sink
with mixer taps. Range style
cooker, dishwasher and fridge.
Larder cupboard housing gas
fired boiler. Tiled floor.
Exposed beams.

Utility Cupboard

Washing machine. Shelving
and storage.

FIRST FLOOR

Bedroom One

3.68m x 3.64m (12'0" x 11'11")
Window to front. Two built in
double cupboards. Cast iron

feature fireplace. Air
conditioning unit. Wall light
points. Access to loft.

Bedroom Two

3.59m x 2.47m (11'9" x 8'1")
Window to rear. Inset lighting.
Built in storage cupboards.

Bedroom Three

3.28m x 2.46m (10'9" x 8'0")
Window to front. Inset lighting.

Bathroom

Obscure window to rear. White
suite comprising panelled bath
with mixer taps and shower
over, pedestal hand wash
basin and low level WC. Tile
effect flooring. Heated towel
rail. Inset lighting.

EXTERIOR

Front Garden

Gravel driveway providing off
street parking for two cars.
Entrance path. Outside
lighting.

Rear Garden

A private and well maintained
garden with paved courtyard
with raised flower beds. Gate
to rear giving access to

recreational park. Outside
water tap. Fencing to
boundaries.

Services

Gas central heating. Mains
water, drainage and electric.

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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