

Paul Mason Associates



Peverel Avenue, Hatfield Peverel, Essex, CM3 2NA
Offers in excess of £775,000

- Situated in a highly sought after private road approx 1.8 miles from the train station
- Deceptively spacious five bedroom detached family home - Extended and re-furnished by the present sellers to a high standard throughout
- Plot measuring 110' x 62'
- Re-fitted 20' x 14'6 kitchen/breakfast room
- Lounge and dining room plus large conservatory
- Master bedroom with large dressing room and en-suite
- 29'4 x 11'8 Multi purpose loft room/additional bedroom
- Large garden shed, plus garage and car port
- EPC - C

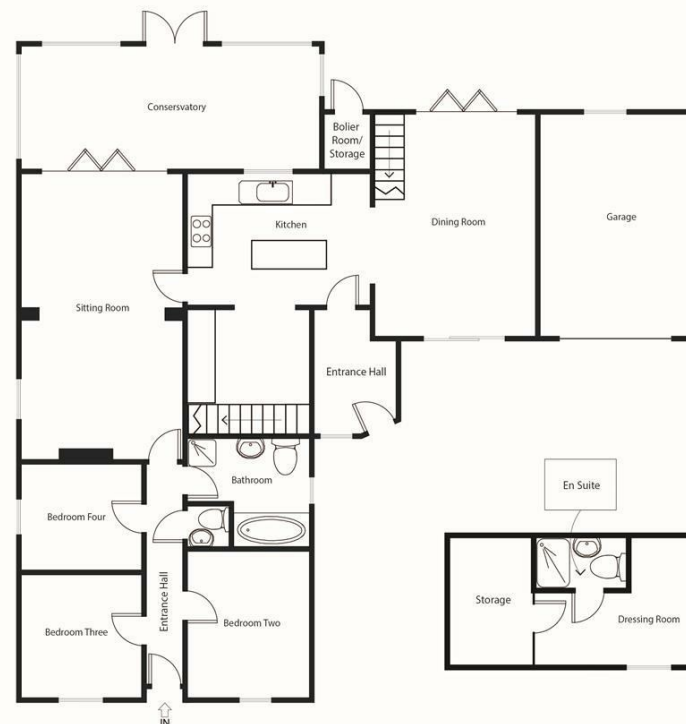
Paul Mason Associates are delighted to offer for sale this splendid deceptively spacious detached family home, which has been extensively re-developed and re-furnished to an extremely high standard throughout. The property is situated in a highly sought after private road, approx 1.8 miles from the train station and within short walking distance of open countryside offering an array of amazing walks and also the nearby Recreational Park. The property boasts beautifully presented versatile accommodation and also a well maintained secluded South/East facing plot measuring 110' x 62'. The ground floor accommodation boasts a splendid re-fitted 20' x 14'6 kitchen/breakfast room with large central island, 23' x 12'8 lounge, 18' x 13' dining room, 23'6 x 10'6 conservatory, three good size bedrooms, modern four piece family bathroom plus separate WC. The first floor boasts a spacious master bedroom suite with large dressing room and en-suite plus a fantastic 29'4 x 11'8 multi purpose room which could be used as a further sitting room or additional bedroom. The property also offers a garage with electric roller door, additional car port, large 30' x 10' shed with power and light, ample off street parking, gas central heating and double glazed windows. This amazing property simply must be viewed to be appreciated!

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

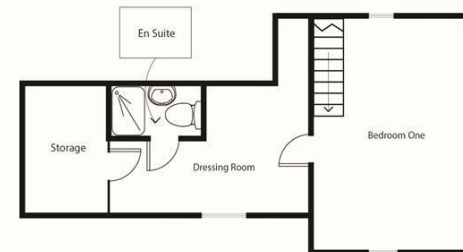
Approximate Gross Internal Area
2590 sq ft (241 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.pjphoto.co.uk

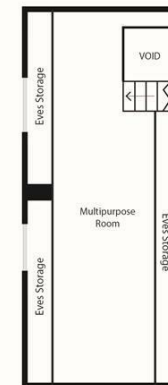
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Ground Floor



First Floor



First Floor

Distances

Hatfield Peverel Railway Station feeding London Liverpool Street (1.8 miles)

A12 Northbound (1.5 miles)

A12 Southbound (2.1 miles)

Maldon Town Centre (4 miles)

Chelmsford City Centre (9 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door and windows to front and side. Tiled floor. Radiator. Part stained glass door to:-

Re-Fitted Kitchen/Breakfast Room

6.10m x 4.43m (20'0" x 14'6")

Double glazed window to rear. An extensive range of modern re-fitted units to base and eye level incorporating a large central island unit. Solid wood polished worktops incorporating Butler sink unit with mixer taps. Space for range style cooker with extractor hood over. Integrated dishwasher. Space for American style fridge/freezer. Space

and plumbing for washing machine. Inset spot lighting. Coved ceiling. Tiled floor. Radiator. Plinth Heater Fan. Stairs to corner leading to first floor Multi Purpose Loft Room/Additional Bedroom. radiator. Underfloor heating.

Dining Room

5.51m x 3.98m (18'0" x 13'0")

UPVC Large double glazed picture window to front and bi-fold doors to rear. Two Radiators. Underfloor heating. Tiled floor. Stairs leading to further bedroom.

Lounge

7.02m x 3.88m (23'0" x 12'8")

UPVC double glazed French doors to rear leading to conservatory and double glazed window to side. Feature fireplace with brick surround and provision for open fire. Coved ceiling. Two radiators. Wall light points. Oak bi folds to rear leading to;

Conservatory

7.17m x 3.22m (23'6" x 10'6")

UPVC double glazed windows to rear and sides and French doors to rear. Tiled flooring. Radiator. Wall light points.

Inner Hall/Additional Entrance

Entrance door. Dado rail. Picture rail.

Bedroom Two

3.68m x 3.08m (12'0" x 10'1")

Double glazed window to front. Radiator. Picture rail.

Bedroom Three

3.09m x 3.08m (10'1" x 10'1")

Double glazed window to front. Radiator.

Bedroom Four

3.12m x 2.54m (10'2" x 8'3")

Double glazed window to side. Radiator. Picture rail.

Family Bathroom

3.07m x 2.83m (10'0" x 9'3")

Obscure double glazed window to side. Modern white four piece suite comprising panelled bath with mixer taps and shower attachment. Low level WC and pedestal wash hand basin. Separate shower cubicle with tiled surround. Part tiled walls. Tiled flooring. Inset spot lighting.

Separate WC

Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and storage

cupboard below. Part tiled walls. Extractor fan.

FIRST FLOOR

Bedroom One

5.53m x 3.92m (18'1" x 12'10")

Two velux windows. Inset spot lighting. Radiator. Door through to:-

Dressing Room

4.98m x 3.00m (16'4" x 9'10")

Inset spot lighting. Radiator. Access to remainder of eves offering ideal storage. Door to:-

En-suite Shower Room

Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Large shower cubicle with tiled surround. Part tiled walls. Tiled flooring. Towel rail.

Multi Purpose Loft Room/Additional Bedroom

8.95m x 3.57m (29'4" x 11'8")

Four velux windows. Radiators. Access to remainder of eves offering ideal storage.

EXTERIOR

Garage

5.52m x 3.89m (18'1" x 12'9")

Electric roller door to front. Power and light connected. Radiator. Access to fully boarded loft offering ideal storage.

Car Port

Additional covered parking for one car.

Front Garden

A large paved driveway providing ample off street parking. Picket fence to front boundary with gate and further three x five bar gate leading to driveway. Various mature flowers and shrubs. Outside tap.

Rear Garden

A good size secluded and well maintained South/East facing rear garden with extensive lawned gardens and various matures flowers, shrubs and trees. Fencing to boundaries. Outside lighting. Large boiler cupboard housing gas fired boiler. Access to side. Raised Koi pond with filtration system. Outside water tap.

Shed

9.15m x 3.12m (30'0" x 10'2")

A large timber framed shed with power and light connected.

Additional information

Monitored intruder and fire detection system in place.

900MB broadband via gigaglear.

Services

Gas central heating via a bulk tank. Mains water supply 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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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





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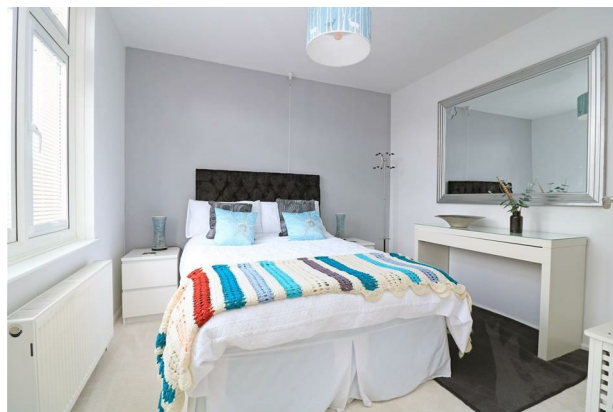
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