

Associates  
*Paul Mason*

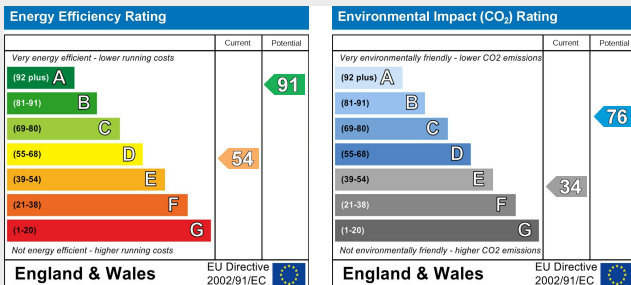


Elizabeth Way, Hatfield Peverel, Essex, CM3 2RU

Guide price £325,000

- UPVC double glazed windows
- UPVC soffits, fascias and guttering
- Two double bedrooms
- Modern ensuite WC & re-fitted family bathroom
- 14'2 x 12'7 lounge
- Modern re-fitted kitchen
- Conservatory
- Secluded and well maintained rear garden
- Allocated parking for two/three cars
- EPC - E

Situated in a sought after private road is this two double bedroom end terrace home, conveniently situated approx 0.7 miles from the train station offering direct links to London Liverpool Street and also within walking distance of the local Primary School and many village amenities, shops and services. The property has been much improved by the current sellers and boasts two good size double bedrooms, en-suite WC and re-fitted modern family bathroom, 14'2 x 12'7 lounge, re-fitted modern kitchen and conservatory. Further features include a well maintained secluded rear garden, two large allocated parking spaces providing off street parking for two/three cars, UPVC double glazing and UPVC soffits, fascias and guttering. Early viewing strongly advised to avoid disappointment.



1 ELIZABETH WAY HATFIELD PEVEREL CM3 2RU

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 0.6 miles

A12 Southbound 0.7 miles

Hatfield Peverel Primary School 0.7 miles

Chelmsford City Centre 7 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed entrance door. Wall mounted electric heater. Stairs to first floor with under stairs recess area. Telephone point. Laminate flooring.

#### Kitchen

2.40m x 1.95m (7'10" x 6'4" )  
UPVC double glazed window to front. A range of modern re-fitted fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Built in cooker with hob above and extractor hood over. Space for full height fridge/freezer. Space and plumbing for washing machine. Tiled flooring. Part tiled walls. Inset spot lighting.

#### Bathroom

Obscure UPVC double glazed window to side. Modern re-fitted white suite comprising panelled bath mixer taps and shower over. Low level WC and vanity wash hand basin with mixer taps. Tiled flooring and fully tiled walls. Heated towel rail.

#### Lounge

4.32m x 3.86m (14'2" x 12'7" )  
UPVC double glazed sliding patio door to rear leading to conservatory. Wall mounted electric heater. TV point. Laminate flooring.

#### Conservatory

2.93m x 2.31m (9'7" x 7'6" )  
UPVC double glazed with windows to rear and sides and door to rear. Tiled flooring. Power and lighting connected. Solar reflective roof.

### FIRST FLOOR

#### Bedroom One

3.87m x 3.67m (12'8" x 12'0" )  
UPVC double glazed window to rear. Range of fitted wardrobes to one wall with mirrored sliding door. Wall mounted electric heater.

#### Bedroom Two

3.18m x 2.80m (10'5" x 9'2" )  
UPVC double glazed window to front. Airing cupboard housing hot water cylinder. Storage heater. Door to:-

#### En-Suite WC

A modern white suite comprising low level WC and vanity wash hand basin with mixer taps and storage below. Tiled flooring. Extractor fan.

#### Landing

Access to loft area. Stairs to ground floor.

### EXTERIOR

#### Rear Garden

A secluded well maintained rear garden commencing with a private decking area. Remainder laid to lawn with fencing to boundaries. Access to side. Timber framed shed to remain.

#### Allocated Parking

Two large allocated parking spaces with the ability to park three cars.

#### Services

Electric heating. Mains water supply and drainage.

#### Residents Association

£144 per year residents

association fee for maintenance of private road and communal areas along with insurance.

#### 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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