

Paul Mason Associates



Woodland Close, Hatfield Peverel, Essex, CM3 2DA  
Guide price £695,000



## Distances

Hatfield Peverel Railway Station feeding London Liverpool Street (0.2 miles)

Hatfield Peverel Primary School (1 mile)

A12 Northbound (0.8 miles)

A12 Southbound (1 mile)

Chelmsford City Centre (7 miles)

London Stansted Airport (20.6 miles)

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed entrance door. Stairs to first floor with under stairs storage cupboard. Inset spot lighting. Coved ceiling. Radiator.

#### Cloakroom

Obscure double glazed window to side. Modern white suite comprising low level WC with concealed cistern and vanity wash hand basin with mixer taps. Fully tiled walls. Chrome effect heated towel rail.

#### Study

2.83m x 2.27m (9'3" x 7'5" )

Double glazed window to front and side. Telephone point. Radiator.

#### Lounge/Dining Room

6.81m x 4.32m (22'4" x 14'2" )

Double glazed window to rear and side and French doors to conservatory. Fitted fireplace with Stone surround and hearth with fitted gas fire. Coved ceiling. Two radiators.

#### Conservatory

3.88m x 3.77m (12'8" x 12'4" )

Double glazed windows to all sides and door to rear. Under floor heating. Tiled floor. Solar reflective roof. Combined ceiling light/fan.

#### Kitchen/Breakfast Room

3.34m x 3.05m (10'11" x 10'0" )

Double glazed window to rear. A range of modern units to base and eye level. Granite work surfaces incorporating 1 ½ bowl stainless steel sink unit with mixer taps. Integrated dishwasher. Oven with electric hob above and extractor hood over. Space for full height fridge/freezer. Radiator. Coved ceiling.

#### Utility Room

3.30m x 1.90m (10'9" x 6'2" )

Double glazed window to front and door to side. Modern units to base and eye level. Granite work surfaces. Space and plumbing for washing machine. Space for tumble dryer. Gas fire combination boiler. Coved ceiling.

### FIRST FLOOR

#### Bedroom One

4.37m x 3.74m (14'4" x 12'3" )

Double glazed window to rear and side. Fitted furniture consisting triple and single wardrobe. Dressing table with drawers to either side. Two bedside cabinets and chest of drawers. Coved ceiling. Radiator. TV and telephone point. Door to:-

#### En-suite Shower Room

Obscure double glazed window to rear. White suite comprising low level WC and vanity wash hand basin with mixer taps. Shower cubicle with tiled surround and glass shower screen. Chrome effect heated towel rail. Fully tiled walls. Inset spot lighting.

### Bedroom Two

3.35m x 3.05m (10'11" x 10'0" )

Double glazed window to rear.  
Coved ceiling. Radiator.

### Bedroom Three

2.82m x 2.25m (9'3" x 7'4" )

Double glazed window to front.  
Radiator.

### Bedroom Four

3.35m x 1.97m (10'11" x 6'5" )

Double glazed window to rear. Built in storage cupboard. Radiator.  
Coved ceiling.

### Family Bathroom

Obscure double glazed window to side. Modern white suite comprising panelled bath with hand holds and mixer taps. Vanity wash hand basin with mixer taps and storage cupboard below. Low level WC with concealed cistern. Separate shower cubicle with tiled surround and glass shower screen. Fully tiled walls. Chrome effect heated towel rail. Coved ceiling. Inset spot lighting. Tiled floor.

### Landing

Double glazed window to front.  
Stairs to ground floor. Access to

part boarded loft via pull down ladder with light connected. Inset spot lighting. Coved ceiling.

### EXTERIOR

#### Rear Garden

A wonderfully well maintained secluded garden with fantastic views to the rear over adjoining fields. The garden commences with a secluded paved patio area to side with raised flowers and shrub borders. Side access. Paved path leading to additional paved patio area. Lawned gardens with a variety of flowers and shrubs. Water feature with pond. Summerhouse with decking area. Door to garage. Outside power points and water tap.

#### Detached Double Garage

Electric up and over door to front. Window and door to side. Power and light connected.

#### Front Garden

Shingle drive providing off street parking. Block paved to front with a variety of flowers and shrubs. Side access. Outside power points and lighting.

### Services

Gas central heating. 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

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Sales | Lettings | Development | Investment

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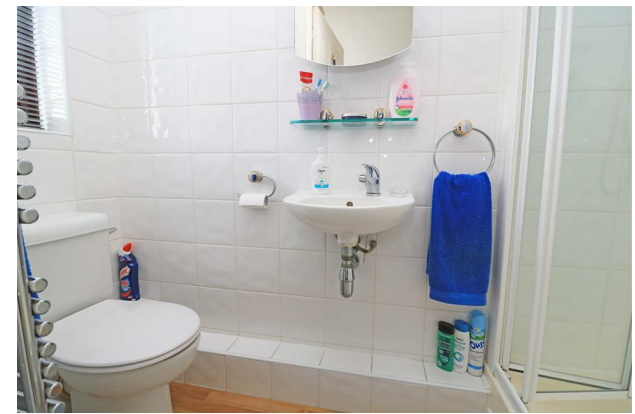
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