

Paul Mason Associates

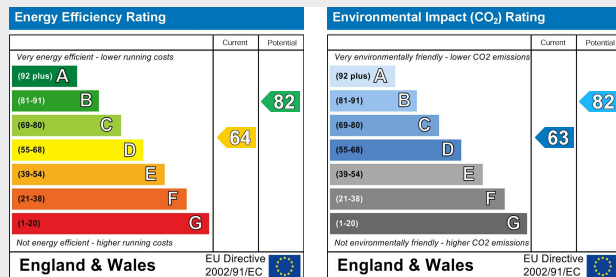


The Pines, Hatfield Peverel, Essex, CM3 2DB
Offers in excess of £625,000

- Desirable location - Within short walking distance of the train station
- No onward chain
- Four bedrooms
- En-suite, family bathroom and ground floor cloakroom
- Lounge, separate dining room plus conservatory
- Modern 19'3 kitchen/breakfast room
- Double garage plus ample off street parking
- Secluded and well maintained south facing rear garden
- Well presented throughout
- EPC - D

A well presented and much improved four bedroom detached family home, situated within the highly sought after Pines Development, which is only 0.1 miles from the mainline train station with direct links to London Liverpool Street Station. There has been many improvements to the property over recent years with the property benefiting from four good size bedrooms, modern en-suite and family bathroom, lounge and separate dining room, re-fitted 19'3 x 9'1 high gloss kitchen/breakfast room, wonderful conservatory overlooking the garden and modern ground floor cloakroom. The property also boasts a double garage, ample off street parking, gas central heating and a secluded garden with splendid paved area to the side which is ideal for entertaining. An early viewing is recommended to avoid disappointment.

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Distances

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

London Stansted Airport (20.6
miles)

A12 Northbound (0.7) miles)

A12 Southbound (0.9 miles)

Chelmsford City Centre (7 miles)

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Half glazed entrance door. Amtico
flooring. Stairs to first floor and
large understairs storage
cupboard with lighting.

Cloakroom

Obscure window to front. Modern
white suite comprising wall
mounted wash hand basin, tiled
splash back and low level WC.
Tiled floor. Coved ceiling.

Dining Room

5.63m x 2.92m (18'5" x 9'6")
Two windows to side and window
to front. Coved ceiling. Amtico
flooring.

Kitchen/Breakfast Room

5.89m x 2.78m (19'3" x 9'1")
Window to front and rear. Glazed
door to side. A range of re-fitted
white high gloss units to base and
eye level finished with granite
work surfaces with matching
surround incorporating 1 1/2 bowl
sink unit with mixer taps.
Freestanding Rangemaster
cooker with six burner gas hob
and electric oven with extractor
over. Integrated dishwasher and
washing machine. Built-in
American style fridge/freezer. Part
tiled walls. Amtico flooring. Coved
ceiling. Inset LED spot lighting.

Lounge

4.92m x 3.60m (16'1" x 11'9")
Recess fireplace incorporating
multi fuel burning stove. Coved
ceiling. Window to side. Bi fold
doors that double inside living
space into a large conservatory
with self cleaning glass.

Conservatory

4.13m x 3.89m (13'6" x 12'9")
Window and glazed French doors
to garden. Tiled floor. Radiator.

FIRST FLOOR

Bedroom One

3.92m x 3.60m (12'10" x 11'9")
Window to rear. Fitted wardrobe
to one wall. Built in storage
cupboard. Coved ceiling. Door to:

En-Suite Shower Room

Obscure window to side. Modern
white suite comprising individual
shower cubicle, pedestal wash
hand basin with mixer taps and
low level WC. Tiled walls and
floor. Inset lighting. Heated towel
rail.

Bedroom Two

3.79m x 3.43m (12'5" x 11'3")
Window to front. Range of fitted
wardrobes with recess for double
bed and overhead storage. Coved
ceiling. Built in storage cupboard.

Bedroom Three

3.02m x 2.93m (9'10" x 9'7")
Window to side.

Bedroom Four

2.94m x 1.93m (9'7" x 6'3")
Window to front. Fitted wardrobe
and overhead storage cupboard.

Family Bathroom

Obscure window to rear. Modern white suite comprising panelled jacuzzi bath with individual shower over. Inset wash hand basin and low level WC with concealed cistern. Vanity storage unit. Tiled walls. Inset lighting and heated towel rail.

Landing

Stairs to ground floor. Window to front. Coved ceiling. Access to loft via pull down ladder. Part boarded with lighting. Airing cupboard housing hot water cylinder and immersion.

EXTERIOR

Rear And Side Garden

Large west facing newly installed paved patio area includes a purpose built bar, outside electric and a BBQ area to side with lighting ideal for entertaining and overlooking the remainder of the south facing secluded gardens which are laid to lawn with established flower and shrub borders. Paved seating/laundry

area to east side of the property and further seating area to rear corner also including outdoor electric which would be perfect for outdoor breakfast, cooking and laundry . Outside tap. Gate to both flanks and door leading to garage.

Front Garden

Mainly block paved providing ample parking. Access to entrance door and garage. Small lawn area.

Double Garage

Up and over door, door and window to side. Storage over. Light and power.

Services

Gas central heating, mains water and drainage.
Home security system and Hive included.

Directions

From the A12 Northbound, take exit 20a marked Hatfield Peverel B1137, follow the road around to the right, and when you are at the T junction turn left. Follow the road

then take the second left sign posted Station Road. Take the first right into The Pines, where number 4 can be found on the right hand side.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555

Important Notice

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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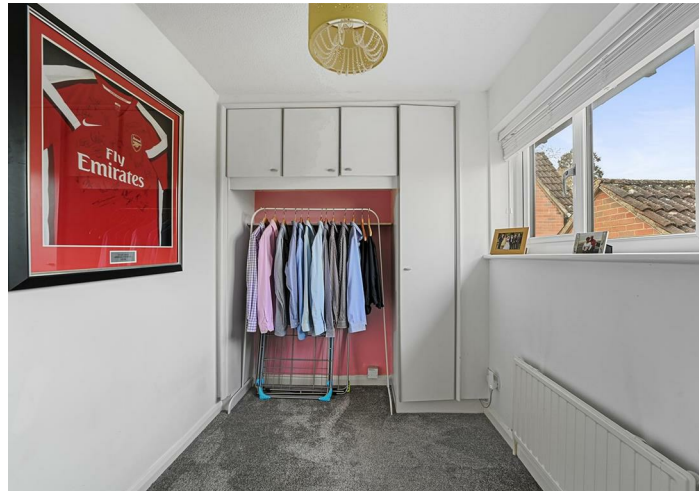
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