

Paul Mason Associates



The Street, Hatfield Peverel, Essex, CM3 2DW
Guide price £350,000

- Short walk to train station and village amenities
- Two double bedrooms
- Modern bathroom
- 13'11 x 13'3 lounge
- 13'1 x 11' kitchen/dining room
- Conservatory
- Secluded and well maintained garden
- Parking to rear for two cars
- Gas central heating
- EPC - D

Situated in a sought after central location in the desirable village of Hatfield Peverel, within walking distance of the many amenities and approx 0.3 miles from the train station, is this well presented two bedroom cottage style home. The property has been improved by the present sellers, being maintained to a high standard, with good size accommodation throughout. The property comprises two spacious double bedrooms, modern first floor bathroom, 13'11 x 13'3 lounge, 13'1 x 11' kitchen/dining room and useful conservatory. The property also boasts a secluded and well maintained low maintenance rear garden, gas central heating, off street parking to the rear for two cars and double glazed windows. As previously mentioned, the property is ideally positioned approx 0.3 miles from the train station and also within short driving distance of the A12, Maldon and Witham Town's and Chelmsford City Centre. EARLY VIEWING STRONGLY ADVISED.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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



TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Peveler Railway Station feeding London Liverpool Street (0.3 miles)
A12 Southbound (0.4 miles)
A12 Northbound (0.5 miles)
Hatfield Peveler Primary School (0.8 miles)
London Stansted Airport (20.2 miles)

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance door with glazed door leading to -

Lounge

4.25 x 4.04 (13'11" x 13'3")
Double glazed window to front. Stairs to first floor and under stairs storage cupboard. Radiator. TV point. Provision for open fire. Door leading to -

Kitchen/Dining Room

3.99 x 3.37 (13'1" x 11'0")
Double glazed window to rear and French doors to conservatory. A range of

matching units fitted to eye and base level finished with laminated roll top work surfaces and tiled surround. Stainless steel sink unit with mixer taps. Space and plumbing for washing machine and dishwasher. Space for full height fridge/freezer. Built in gas hob with extractor hood over. Built in double oven. Wall mounted gas boiler. Radiator.

Conservatory

3.71 x 2.45 (12'2" x 8'0")
Double glazed French doors to rear and windows to side. Radiator.

FIRST FLOOR

Bedroom One

4.07 x 3.40 (13'4" x 11'1")
Double glazed window to rear. Radiator. Coved ceiling.

Bedroom Two

4.06 x 2.29 (13'3" x 7'6")
Double glazed window to front. Built in storage cupboard. Radiator.

Bathroom

Modern white bathroom suite comprising of panelled bath

with hand holds, mixer taps and shower attachment. Vanity wash hand basin with mixer taps and storage below. Low level W.C. Part tiled walls. Extractor fan. Heated towel rail.

Landing

Stairs to ground floor. Access to boarded loft space via pull down ladder with lighting connected.

EXTERIOR

Front Garden

Picket fence to front with gate leading to front door. Gate to side with access to rear.

Rear Garden

A secluded and well maintained low maintenance rear garden with lawned garden and path leading to paved patio area to the rear overlooking the garden. Gate to rear providing access to parking area. Shed to remain. Various flowers and shrubs. Outside tap and lighting. Gate to side giving access to front. Fencing to boundaries.

Parking

Parking directly to the rear of the property for two cars accessed via 'The Swan' car park.

Services

Gas central heating. Mains water supply and drainage.

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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