

Paul Mason Associates



Larch Walk, Hatfield Peverel, Essex, CM3 2SF  
Guide price £325,000

- Popular location within short walking distance of the train station
- Two/three bedrooms
- First floor bathroom and ground floor cloakroom
- Lounge with separate dining area
- Fitted kitchen
- Secluded south facing rear garden
- Car port providing covered parking
- Gas central heating
- UPVC double glazing
- EPC - C

A good size three bedroom property, situated in a popular location within short walking distance of the local train station offering direct links to London Liverpool Street. The property offers spacious accommodation which comprises two double bedrooms, a further single bedroom which has been adapted by the current seller and being used as a dressing room off the master bedroom, first floor bathroom and ground floor cloakroom, 16'2 x 12'3 lounge, separate dining area and fitted kitchen. The property also boasts a carport with parking, UPVC double glazed windows, a secluded South facing rear garden and gas central heating. Early viewing advised to avoid disappointment.

### Ground Floor

Approx. 375.9 sq. feet



### First Floor

Approx. 337.0 sq. feet



Total area: approx. 713.0 sq. feet

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	72		
	87		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.

## 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 entrance door.  
Radiator. Coved ceiling.

#### Cloakroom

Obscure double glazed window to front. Coloured suite comprising low-level WC and vanity wash handbasin. Radiator.

#### Lounge

4.95m x 3.74m (16'2" x 12'3" )  
Double glazed sliding patio doors to rear. Coved ceiling.

Radiator. Large under stairs recess area. Stairs to first floor.

#### Dining Room

2.58m x 2.47m (8'5" x 8'1" )  
Double glazed window to front. Radiator. Built-in storage cupboard.

#### Kitchen

2.67m x 2.35m (8'9" x 7'8" )  
Double glazed door and window to rear. Fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space and plumbing for washing machine. Space for full height fridge freezer. Space for freestanding cooker. Wall mounted gas fired boiler.

### FIRST FLOOR

#### Bedroom One

3.58m x 2.66m (11'8" x 8'8" )  
Double glazed window to rear. Radiator.

#### Bedroom Two

2.75m x 2.66m (9'0" x 8'8" )  
Double glazed window to rear. Radiator.

#### Bedroom Three/Dressing Room

2.22m x 2.01m + wardrobes (7'3" x 6'7" + wardrobes )  
Double glazed window to front. A range of fitted wardrobes to one wall with mirrored sliding doors. Fitted dressing table with chest of drawers. Radiator.

#### Bathroom

Obscure double glazed window to front. Coloured suite comprising panel bath with handholds and shower over. Pedestal wash handbasin and low-level WC. Fully tiled walls. Radiator.

#### Landing

Double glazed window to front. Airing cupboard housing hot water cylinder. Loft access. Stairs to ground floor.

### EXTERIOR

#### Rear Garden

A secluded rear garden with paved patio area and remainder laid to lawn with various mature flowers, trees and shrubs. Fencing to boundaries. Timber framed

shed to remain. Outside lighting.

#### Car Port

Offering covered parking within a short walking distance of the property.

#### 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

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

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

