

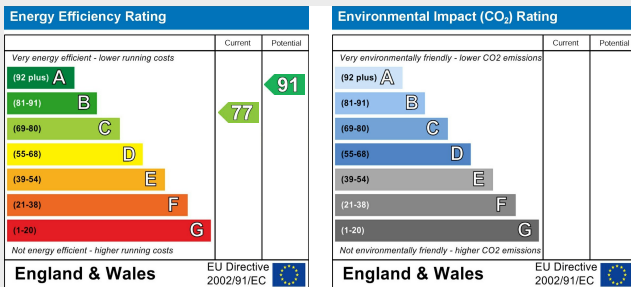


Toulmin Road, Hatfield Peverel, CM3 2JB
Guide price £325,000

Associates
Paul Mason

- End terrace property
- Two double bedrooms
- Ensuite wash hand basin and w.c.
- First floor bathroom
- Modern kitchen
- Lounge
- Ground floor cloakroom
- Good sized rear garden
- Short distance to the train station
- EPC - C

A modern two bedroom property situated in a small cul-de-sac only 0.8 miles from the train station with a good sized rear garden. The property boasts a modern white kitchen and good sized lounge overlooking the rear garden, plus a cloakroom, all to the ground floor. The first floor benefits from two double bedrooms with an ensuite to bedroom one that includes a wash hand basin and w.c. There is the addition of a family bathroom to the first floor. Externally there is a driveway to the front offering private parking and a lawned garden to the rear with a shed and gate to the side providing access to the front. The property is being marketed with NO ONWARD CHAIN.



Distances

Hatfield Peverel Train Station 0.8 miles

A12 Northbound 0.5 miles

A12 Southbound 0.8 miles

Hatfield Peverel Primary School
0.5 miles

Chelmsford City Centre 7 miles
(All distances are approximate)

Location

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference.

The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

Accommodation

GROUND FLOOR

Entrance Hall

Lounge

4.46m x 4.08m (14'7" x 13'4")

Kitchen

2.88m x 2.40m (9'5" x 7'10")

Cloakroom

FIRST FLOOR

Landing

Bedroom

4.43m x 2.64m (14'6" x 8'7")

Ensuite

Bedroom

3.20m x 2.49m (10'5" x 8'2")

Family Bathroom

EXTERIOR

Front Garden

Providing private parking

Rear Garden

Mostly lawned with a shed to the rear.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

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.



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