

Paul Mason Associates

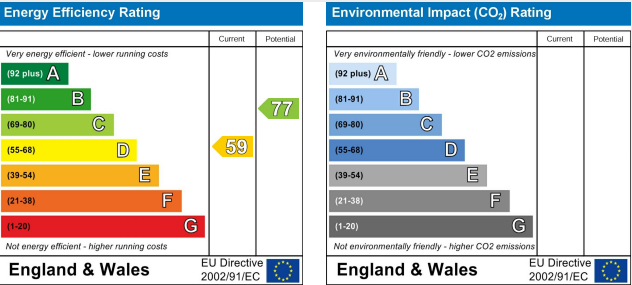


Rookery Close, Hatfield Peverel, Essex, CM3 2DF

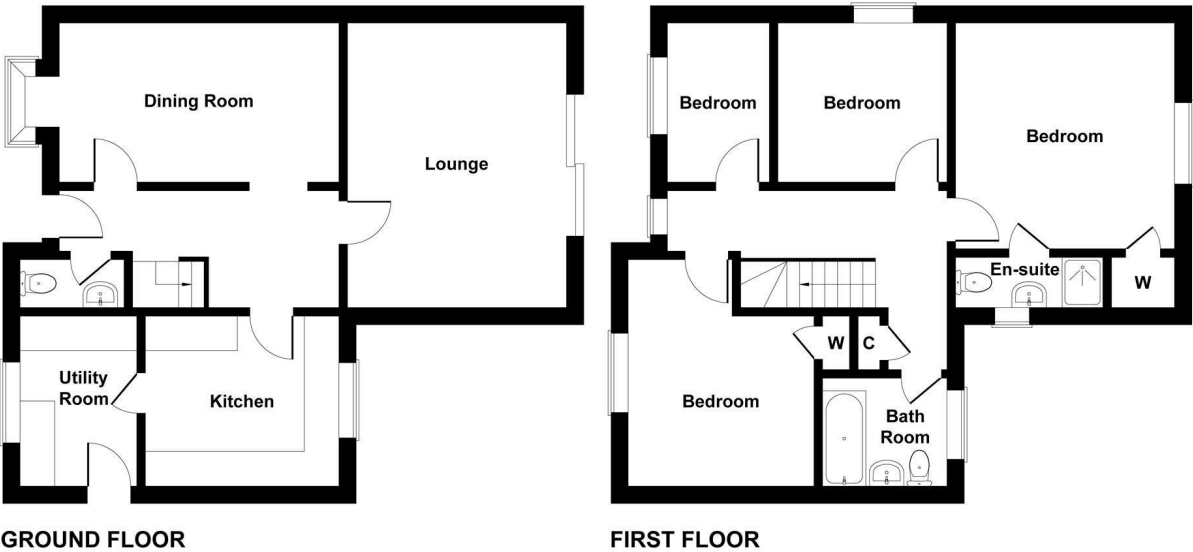
Guide Price £575,000 - £600,000



- Sought after location, approx 0.2 miles from the train station with direct links to London Liverpool Street
- Four bedroom detached family home
- Modern ensuite shower room, family bathroom and ground floor cloakroom
- Spacious lounge and 18'6 x 9'6 dining room (formerly two rooms, being the dining room and study)
- Modern fitted kitchen with large utility room
- Detached double garage with electric door to front
- Driveway providing ample off street parking
- Well maintained secluded rear garden
- UPVC double glazed windows throughout and gas central heating
- EPC - D



\*\*\* GUIDE PRICE £575,000 - £600,000 \*\*\* .....Situating in a highly sought after location, approximate 0.2 miles from Hatfield Peverel train station with direct links to London Liverpool Street, is this spacious well presented four bedroom detached family home, ideally positioned within this private mews of just two properties. To the first floor the spacious accommodation comprises four good size bedrooms, modern ensuite shower room to master bedroom plus family bathroom. To the ground floor there is a generous reception hall, modern cloakroom/WC, 16'2 x 13' lounge with sliding patio doors leading to the rear garden, large separate dining room, which was originally built as two separate rooms being the dining room and study (this could easily be converted back by adding a stud wall if desired), a modern fitted kitchen and large separate utility room. To the outside the property boasts a detached double garage with electric door to front, a well maintained secluded rear garden, driveway providing ample off street parking, gas central heating via boiler installed in 2021 and UPVC double glazed windows throughout. There is also easy access to the A12, along with the nearby towns of Maldon and Witham and also Chelmsford City centre. Internal viewing highly recommended to avoid disappointment. NO ONWARD CHAIN.



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### 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.

### 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 miles)

(All mileages are approximate)

### ACCOMMODATION

#### GROUND FLOOR

Entrance Hall

Cloakroom

Dining Room

5.64m x 2.90m (18'6" x 9'6" )

Lounge

4.93m x 3.97m (16'2" x 13'0" )

Kitchen

4.31m x 3.25m (14'1" x 10'7" )

Utility Room

3.25m x 2.16m (10'7" x 7'1" )

#### FIRST FLOOR

Bedroom One

3.97m x 3.97m (13'0" x 13'0" )

Ensuite Shower Room

Bedroom Two

4.27m x 3.40m (14'0" x 11'1" )

Bedroom Three

3.05m x 2.95m (10'0" x 9'8" )

Bedroom Four

2.95m x 1.93m (9'8" x 6'3" )

Family Bathroom

Landing

#### EXTERIOR

Detached Double Garage

Driveway

Secluded Rear Garden

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating, boiler installed in 2021.

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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Paul Mason Associates Limited Registered in England Number - 6767946  
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