

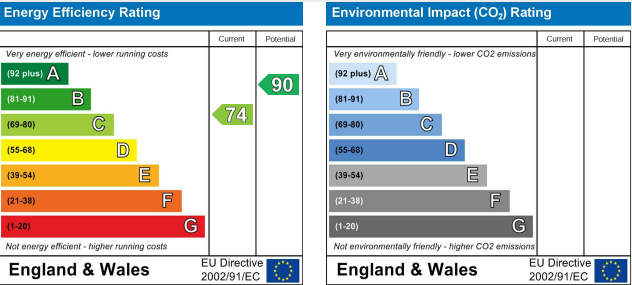
Paul Mason Associates



Weale Close, Hatfield Peverel, Essex, CM3 2FG

Guide price £440,000

- Built in 2021 with 6 years NHBC guarantee remaining
- Three Bedrooms
- En-Suite to Bedroom One
- Large Open Plan Kitchen, Dining and Lounge Area.
- Kitchen With A Range Of Integrated Appliances
- Family Bathroom & Ground Floor Cloakroom
- Landscaped South Facing Rear Garden With Large Porcelain Tiled Patio
- 0.3 Miles From The Train Station
- Off Street Parking For Two/Three Cars
- EPC - C



This modern three-bedroom home, built in 2021, is ideally located in a highly sought-after area of Hatfield Peverel, just a short walk from the station with direct train links to London Liverpool Street. Perfectly designed for contemporary living, the property features an open-plan ground floor with a spacious lounge, dining area, and kitchen measuring 27'6" x 16'4", complete with integrated appliances including fridge/freezer, dishwasher, washer/dryer and oven, hob and extractor, with double glazed doors that open out onto a beautifully landscaped south facing rear garden with a porcelain-tiled patio area. Upstairs, you'll find three well-proportioned bedrooms, including a master suite with its own en-suite, as well as a family bathroom. The ground floor also includes a convenient cloakroom.

Externally, the property boasts a driveway with parking for two to three vehicles. This home offers a perfect blend of style, space, and convenience, making it an ideal choice for professionals and families alike. Internal viewing is highly advised to avoid disappointment. The village of Hatfield Peverel benefits from shops, doctors, dentist, school and parks. The A12 is a short drive and provides access to the City of Chelmsford, M25 and East Anglia.



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 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 Train Station - 0.3 miles
Hatfield Peverel Primary School - 1.0 miles
A12 Northbound - 0.7 miles
A12 Southbound - 0.5 miles
Chelmsford Town Centre - 7 miles
Stansted Airport - 21.7 miles

(All mileages are approximate)

GROUND FLOOR

Entrance Hall

3.5m x 1.3m (11'5" x 4'3")

Cloakroom

Open Plan Lounge, Dining and Kitchen

8.4m x 5m (27'6" x 16'4")

FIRST FLOOR

Landing

3.1m x 1.1m (10'2" x 3'7")

Master Bedroom

4.2m x 3.2m (13'9" x 10'5")

En-Suite

Bedroom Two

3.2m x 2.8m (10'5" x 9'2")

Bedroom Three

3.2m x 2m (10'5" x 6'6")

Family Bathroom

EXTERIOR

Rear Garden

Frontage

Driveway

Providing parking for 2/3 cars.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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