

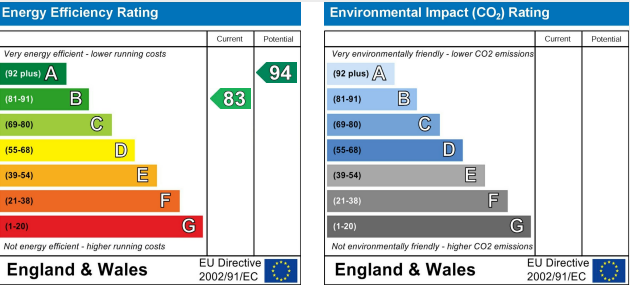


Belfry Avenue, Hatfield Peverel, Essex, CM3 2GD

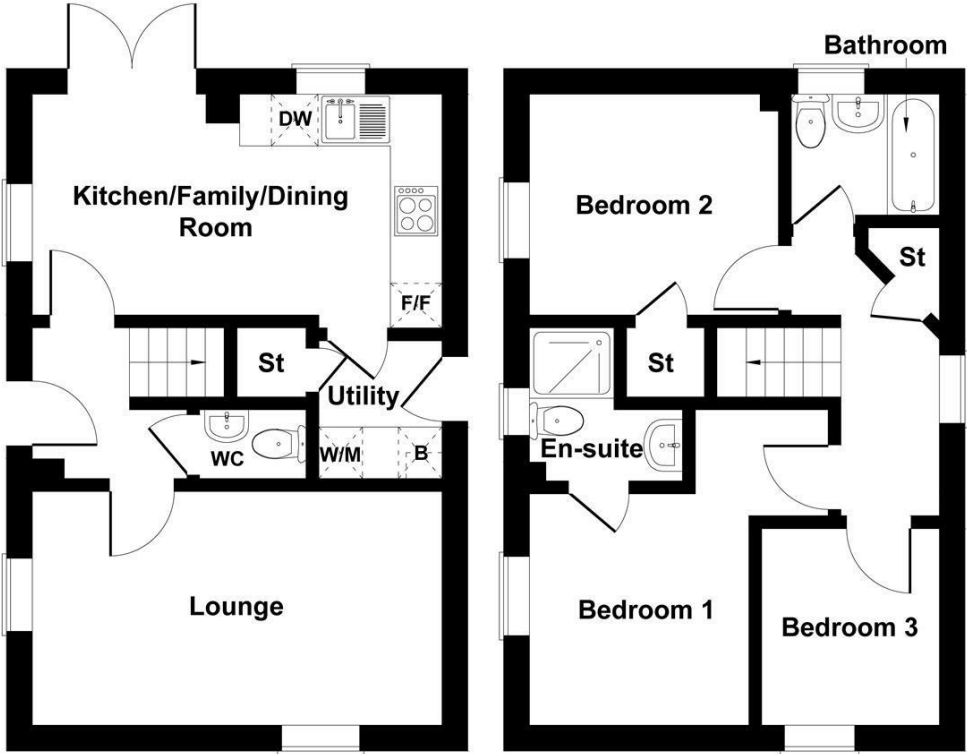
Guide price £500,000

- No onward chain
- Three bedroom detached property
- Ensuite to bedroom one
- Family bathroom
- Lounge
- Upgraded Kitchen/breakfast room with glazed doors to the garden
- Utility room
- Cloakroom
- Landscaped garden and driveway for two cars
- EPC - B

We are delighted to offer for sale this splendid three bedroom detached family homes, built in 2022 and being situated within this highly sought after development built by David Wilson Homes. This popular design is finished to an extremely high standard throughout by this award winning five star developer. The property is ideally positioned just over half a mile from the train station with direct links to London Liverpool Street and also with easy access to the local Primary School, A12 and Chelmsford City Centre. The accommodation includes three bedrooms with en-suite to master bedroom, family bathroom, splendid open-plan kitchen/breakfast room with a range of integrated appliances and glazed french doors overlooking the garden, lounge, a cloakroom plus separate utility room. The property overlooks a pleasant green to the front and also boasts a South facing rear garden with large paved patio area ideal for a hot tub and driveway providing off street parking for two cars.



Hatfield Peverel



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.

Distances

Hatfield Peverel Train Station (0.7 miles)
Hatfield Peverel Primary School (0.5 miles)
Local Co-op, Post Office and Dentist (0.3 miles)
A12 Northbound (0.3 miles)
A12 Southbound (1.0 mile)
Chelmsford City Centre (7.5 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 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

5.44m x 3.15m (17'10" x 10'4")

Kitchen/Breakfast Room

5..47m x 2.88m (16'4".154'2" x 9'5")

Utility Room

Cloakroom

FIRST FLOOR

Landing

Bedroom

4.04m x 3.76m max (13'3" x 12'4" max)

Ensuite

Bedroom Two

3.33m x 2.98m (10'11" x 9'9")

Bedroom Three

2.71m x 2.26m (8'10" x 7'4")

Family Bathroom

EXTERIOR

Landscaped gardens to the rear commencing with a large paved terrace ideal for entertaining and overlooking the lawned gardens with raised display beds. Gate to side leading to the driveway providing off street parking for two cars. Outside lighting and tap,

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.

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.



Paul Mason Associates

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