

Associates



Station Road, Hatfield Peverel, Essex, CM3 2DS

Guide Price £550,000 - £600,000

- Versatile detached property
- Three bedrooms
- Refitted first floor bathroom
- Lounge and dining room
- Kitchen
- Study and Garden room
- Cloakroom
- Outbuilding currently being used as a games room with bar
- Large plot with double garage
- EPC - D

****GUIDE PRICE £550,000 - £600,000****A deceptively spacious detached residence situated on a good sized established plot within 0.2 miles from a mainline train station. The accommodation comprises two double bedrooms to the first floor plus a refitted family bathroom. The ground floor consists of an additional double bedroom, open plan lounge and dining area, fitted kitchen, study, garden room overlooking the rear garden and cloakroom. The gardens to the rear commence with a paved patio area which overlooks the lawned garden and with access to the outbuilding which is currently being used as a games room with bar. There is access to the double garage which has a loft hatch leading to extra storage and gate to the front. The property is close to all of the village amenities as well as easy access to the A12 and Hatfield Peverel station with trains into London Liverpool Street. The property is being sold with NO ONWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Plan produced using PlanUp.

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 0.2 miles

A12 Northbound 0.4 miles

A12 Southbound 0.7 miles

Hatfield Peverel Primary School 0.7 miles

Chelmsford City Centre 7 miles

(All distances are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Lounge and dining area

7.22m x 3.36m (23'8" x 11'0")

Kitchen

3.79m x 2.11m (12'5" x 6'11")

Study

3.20m x 2.71m (10'5" x 8'10")

Garden Room

5.95m x 3.08m (19'6" x 10'1")

Cloakroom

Bedroom

4.29m x 3.35m (14'0" x 10'11")

FIRST FLOOR

Landing

Bedroom

5.28m x 4.64m (17'3" x 15'2")

Bedroom

4.71m x 2.12m plus wardrobes (15'5" x 6'11" plus wardrobes)

Family Bathroom

Exterior

The property is approached via a gravel driveway providing parking and access to a double garage. To the rear the gardens commence with a large paved patio area overlooking the lawned gardens with various flowers and shrubs. There is access to an outbuilding at the side which is currently being used as a games room with fitted bar and space for a pool table.

Outbuilding/Games Room

5.40m x 5.40m (17'8" x 17'8")

Double Garage

6.00m x 5.99m (19'8" x 19'7")

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.



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