

Paul Mason Associates

Laburnum Way, Hatfield Peverel, Essex, CM3 2LP
Guide price £625,000

- Extended detached family home
- Four bedrooms
- Ensuite to main bedroom plus family bathroom
- Ground floor cloakroom
- Lounge, garden room, study
- Refitted kitchen
- Large corner plot
- Double garage
- Walking distance to the train station, school and shops
- EPC - C

An extended detached family residence situated at the end of a popular cul-de-sac, close to parkland and within walking distance to the train station. The property has been updated by the current vendors to including a refitted kitchen, family bathroom, family room and remodelled staircase which creates more living space. The accommodation is approached via a large reception hall leading to the living space which includes a lounge, garden room currently used as a dining room, study, kitchen and cloakroom to the ground floor. The first floor is accessible from a galleried landing and comprises four bedrooms, ensuite to the main bedroom and large family bathroom. Externally the residence is approached via a driveway providing parking and access to a double garage. The rear garden is secluded and commences with a large paved terrace plus a further raised decking area to the rear.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
	82		
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		England & Wales EU Directive 2002/91/EC	

Distances

Hatfield Peverel School (0.5 miles)
Hatfield Peverel Station (1 mile)
A12 (1.2 miles)
Chelmsford City Centre (8.3 miles)
London Stansted Airport (23.3 miles)

(All mileages are approximate)

Location

The property is located within the village of Hatfield Peverel only a short distance to the village infant and junior school. Hatfield Peverel recreational ground is close by offering a large park and children's play area, as well as outdoor gym and village hall with a community bar and coffee shop. The train station is approx. one mile from the property with trains into London Liverpool Street. The village has a host of amenities including shops, doctors, dentist, post office and popular eateries. The A12 is approx. 1.2 miles from the property and provides good road links to the M25 and East Anglia.

Accommodation

GROUND FLOOR

Entrance Porch

Reception Room

4.12m x 3.21m (13'6" x 10'6")

Lounge

5.11m x 3.64m (16'9" x 11'11")

Study/Snug

3.18m x 2.62m (10'5" x 8'7")

Garden Room/Dining Room

4.47m x 3.89m (14'7" x 12'9")

Kitchen/Breakfast Room

3.62m x 4.63m > 2.54m (11'10" x 15'2" > 8'3")

Cloakroom

FIRST FLOOR

Galleried Landing

Bedroom One

5.47m x 3.67m (17'11" x 12'0")

Ensuite

Bedroom Two

3.88m plus wardrobes x 3.63m (12'8" plus wardrobes x 11'10")

Bedroom Three

3.64m x 3.34m (11'11" x 10'11")

Bedroom Four

3.17m x 2.63m (10'4" x 8'7")

Family Bathroom

EXTERIOR

Driveway to the front providing parking and access to double garage. Lawn area and footpath to the entrance door. The rear garden commences with a large patio area overlooking the gardens which is laid to

lawn with flower and shrub borders. Timber decking area to rear. Storage shed. Outside tap. Access to the front via a side gate.

Double Garage

6.64m x 5.71m (21'9" x 18'8")

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

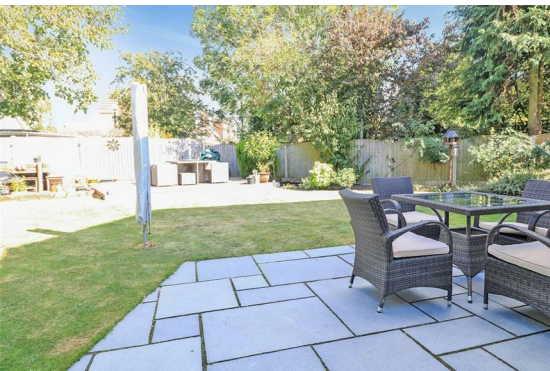
Drainage - Mains

Heating - Gas

Local Authority - Braintree

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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