

Paul Mason Associates



Church Road, Hatfield Peverel, Essex, CM3 2LB

Guide Price £350,000 - £375,000

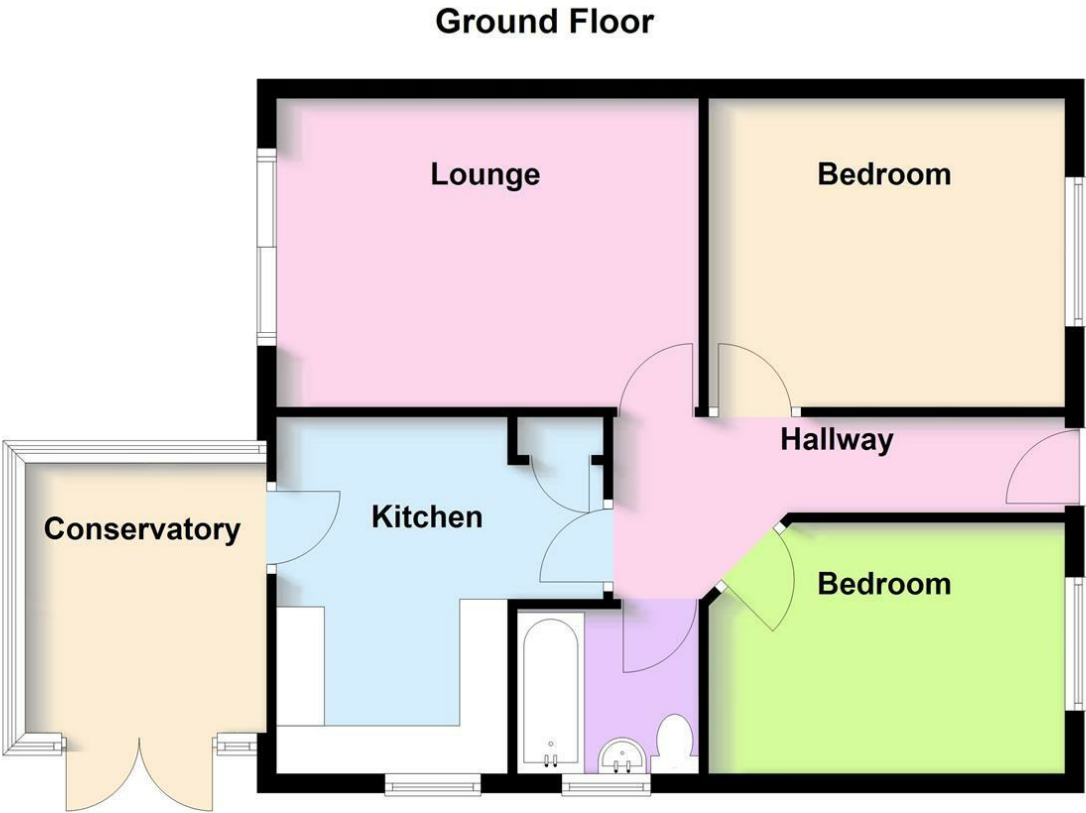


- Bungalow
- Two bedroom
- Lounge
- Conservatory
- Kitchen
- Bathroom
- Garage
- Close to local amenities
- NO ONWARD CHAIN
- EPC - TBC

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A two bedroom bungalow set back from the road within a sought after position close to paddocks and open farmland. The property is in need of some modernising and comprises lounge, kitchen, conservatory, bathroom plus the two bedrooms. The property offers a godd sized rear garden and parking to the front for two cars plus a single garage. The bungalow is located close to the local amenities including doctors, shops, park and tea rooms. The property is being sold with NO ONWARD CHAIN.

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



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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 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

A12 Northbound - 0.8 miles

A12 Southbound - 0.7 miles  
Hatfield Peverel Train Station - 0.7 miles  
Hatfield Peverel Junior School - 0.5 miles  
Chelmsford City Centre - 6.3 miles  
Stanstead Airport - 21.8 miles

(All distances are approximate)

## Accommodation

### Entrance Hall

### Lounge

4.48m x 3.17m (14'8" x 10'4")

### Kitchen

3.57m x 2.44m x 3.51m (11'8" x 8'0" x 11'6")

### Conservatory

2.85m x 2.61m (9'4" x 8'6")

### Bedroom

3.74m x 3.21m (12'3" x 10'6")

### Bedroom

3.74m x 2.48m (12'3" x 8'1")

### Bathroom

### Exterior

### Garage

### 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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Paul Mason Associates Limited Registered in England Number - 6767946  
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