

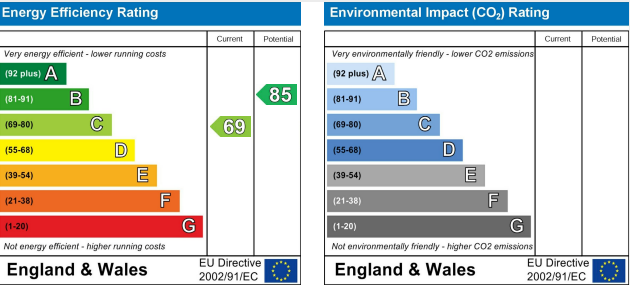
Paul Mason Associates



Green Close, Hatfield Peverel, CM3 2HR  
Offers in the region of £240,000



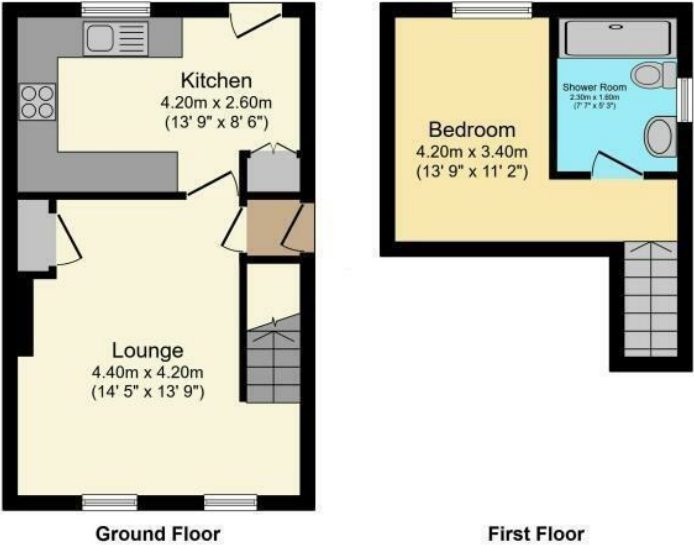
- No Onward Chain
- Unique One Bedroom Property
- Vaulted Ceilings and Exposed Brickwork
- Spacious Lounge with Feature Fireplace
- Modern Fitted Kitchen
- Contemporary Shower Room
- Mezzanine Bedroom
- Private Rear Garden
- Driveway with Off Street Parking for 2 Cars
- EPC - C



Situated in a popular location in Hatfield Peverel is this one bedroom semi-detached home which is offered CHAIN FREE. Full of character and charm, this property offers stylish living with a host of standout features. From vaulted ceilings and exposed brickwork to generously sized rooms, this home blends modern comfort with timeless appeal.

The entrance hallway leads into a spacious 14'5" x 13'9" lounge complete with a feature fireplace, the perfect spot to unwind. The modern fitted kitchen offers ample space for cooking and entertaining, while upstairs on the mezzanine level you'll find a sleek, contemporary shower room and a comfortable double bedroom. Viewings come highly recommended to fully appreciate the property on offer.

Externally, this property offers you your own private rear garden, along with a driveway providing off-street parking for at least two cars. The property is also ideally situated within short walking distance of the local primary school and also with easy access of the A12 and also a short drive from Maldon and Witham towns and Chelmsford city centre.



### 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.

### Distances

Hatfield Peverel Primary School  
0.2 miles  
Hatfield Peverel Train Station 0.9 miles  
A12 Northbound 0.6 miles  
A12 Southbound 1.3 miles  
Chelmsford City Centre 7.5 miles  
(All distances are approximate)

### ACCOMODATION

#### GROUND FLOOR

##### Entrance Hallway

##### Lounge

4.40m x 4.20m (14'5" x 13'9")

##### Kitchen

4.20m x 2.60m (13'9" x 8'6")

#### FIRST FLOOR

##### Bedroom

4.20m x 3.40m (13'9" x 11'1")

##### Shower Room

2.30m x 1.60m (7'6" x 5'2")

#### EXTERIOR

##### Front Garden

##### Driveway

##### Rear Garden

#### 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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