

Paul Mason Associates

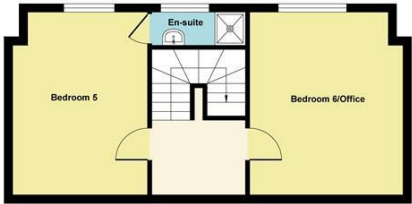


Larch Walk, Hatfield Peverel, Essex, CM3 2SF
Guide price £600,000

- Ideally position approx 0.2 miles from the train station
- Extended and much improved
- Six bedrooms
- Two en-suites, family bathroom & G/F cloakroom
- Three spacious ground floor reception rooms
- Modern fitted kitchen
- Detached double garage
- Large driveway providing ample parking
- Secluded and well maintained rear garden
- EPC - C

Paul Mason Associates are delighted to offer for sale this splendid five/six bedroom detached family home, which has been extended and improved by the present owners to offer well presented and spacious accommodation throughout. The property is ideally positioned approximately 0.2 miles from the train station with direct links to London Liverpool Street and also within easy access of the A12 and Chelmsford City Centre. The accommodation is set over three floors and boasts five good size bedrooms with two en-suite shower rooms plus modern family bathroom and spacious bedroom six which is ideally fitted out as an office for working from home. The ground floor offers a 23'11 x 11'1 lounge, separate dining room and study, 16'4 x 10' max fitted kitchen and cloakroom. The property also boasts a good size secluded and well maintained rear garden, detached double garage, driveway providing ample off street parking, double glazed windows and gas central heating. Internal viewing highly recommended to appreciate this superb family home.

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Second Floor



Ground Floor



First Floor

Energy Efficiency Rating			Environmental Impact (CO ₂) 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					
	73	82			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 Railway Station feeding London Liverpool Street (0.2 miles)
Hatfield Peverel Primary School (1 mile)
A12 Northbound (0.8 miles)
A12 Southbound (1 mile)
Chelmsford City Centre (7 miles)
London Stansted Airport (20.6 miles)

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC entrance door and double glazed window to front. Stairs to first floor. Hive thermostat. Radiator. Alarm controls. Telephone point.

Cloakroom

Double glazed window to front. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps. Tiled walls. Radiator. Tiled flooring.

Study

3.07m x 2.36m (10'0" x 7'8")
Double glazed window to front. Radiator. Coved ceiling. TV point.

Lounge

7.29m x 3.38m (23'11" x 11'1")
Double glazed box bay window to front and double glazed French doors to rear. Two radiators. Coved ceiling. TV and satellite point. Telephone point.

Dining Room

3.30m x 2.79m (10'9" x 9'1")
Double glazed window to rear. Radiator. Coved ceiling.

Kitchen

4.98m x 3.05m max (16'4" x 10'0" max)
Double glazed window and door to rear. An extensively fitted kitchen comprising a range of modern cream coloured units to base and eye level. Laminate roll top work surfaces incorporating one and a half bowl sink unit with mixer taps. Integrated appliances to remain including full height fridge/freezer, dishwasher and washing machine. Space for range style electric cooker with induction hob and extractor hood over. Cupboard housing gas central heating boiler. Laminate flooring. Part tiled walls. Inset spot lighting. TV point. Telephone point.

FIRST FLOOR

Bedroom One

4.95m x 3.33m (16'2" x 10'11")
Double glazed window to rear. Radiator. Coved ceiling. TV point. Door to;

En-suite Shower Room

Obscure double glazed window to rear. Modern white suite comprising tiled shower cubicle, vanity wash hand basin with mixer

taps and storage below. Low level WC. Tiled walls. Chrome effect heated towel rail. Tiled flooring. Extractor fan.

Bedroom Two

3.66m x 3.35m (12'0" x 10'11")
Double glazed window to front. Radiator.
Coved ceiling.

Bedroom Three

4.47m x 2.34m (14'7" x 7'8")
Double glazed window to rear. Radiator.
Coved ceiling.

Bedroom Four

3.35m x 2.26m (10'11" x 7'4")
Double glazed window to front. Radiator.
Coved ceiling.

Family Bathroom

Double glazed window to rear. Modern white suite comprising panelled bath with mixer taps, shower screen and overhead shower. Vanity wash hand basin with mixer taps and storage below and low level WC. Fully tiled walls. Wood effect tiled flooring. Chrome effected heated towel rail.

Landing

Double glazed window to front. Stairs to both ground and second floor. Built in airing cupboard with pressurised water tank.

SECOND FLOOR

Bedroom Five

4.37m x 3.56m (14'4" x 11'8")
Double glazed window to rear and velux window to front. A range of fitted furniture including cupboards and drawers. Radiator. TV point.

En-suite Shower Room

Double glazed window to rear. Modern white suite comprising shower cubicle and vanity wash hand basin with mixer taps and storage cupboard below. Fully tiled walls. Radiator. Extractor fan.

Bedroom Six/Office

4.37 x 3.56m (14'4" x 11'8")
Double glazed window to rear and velux window to front. Radiator. A range of fitted cupboards, drawers and desk unit. TV point.

Landing

Stairs to first floor. Velux window to front.

EXTERIOR

Detached Double Garage

Electric double width up and over door to front. Power and light connected. Window and door to side.

Rear Garden

A secluded and well maintained rear garden commencing with a large block paved patio area. Remainder laid to lawn with a mature conifers to boundaries providing seclusion. Various mature flowers and shrubs. Gate to side giving access to parking area. Outside lighting.

Front Garden

Large block paved driveway leading to garage providing ample off street parking.

Services

Gas central heating. Mains water supply and drainage. Burglar alarm system and linked fire alarms.

Viewings

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



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