

Paul Mason Associates



Church Road, Hatfield Peverel, Essex, CM3 2LB

Guide price £695,000

- Five double bedrooms
- Family bathroom
- Open plan kitchen/breakfast room/sitting room
- Lounge
- Study
- Ground floor cloakroom
- Large corner plot
- 0.9 miles from a mainline train station
- Close to village school
- Detached family house

A unique detached family residence built on a large corner plot, only a short distance to the village school and park, as well as a mainline train station which is approx. one mile away. The property offers spacious accommodation with five double bedrooms plus a family bathroom to the first floor. The remaining accommodation is to the ground floor and comprises a large open plan kitchen/breakfast room with sitting room area measuring 34'4" x 16'7" > 10'0", separate lounge and study, plus a ground floor cloakroom. Externally the property is approached via a long driveway providing ample off street parking with formal gardens to the side and rear. The property is available with NO ONWARD CHAIN and keys are held in the office for viewings.

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Energy Efficiency Rating		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			
England & Wales		83	90
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		77	85
EU Directive 2002/91/EC			

Distances

Hatfield Peverel Primary School
- 0.4 miles
Hatfield Peverel Railway Station
- 0.9 miles
A12 Northbound - 0.9 miles
A12 Southbound - 0.6 miles
Chelmsford City Centre - 6.8 miles

All mileages are approximate

Accommodation

GROUND FLOOR

Entrance Hall

Entrance door. Window to front and stairs to first floor. Built in cloak cupboard.

Study

3.15m x 2.37m (10'4" x 7'9")
Window to front

Lounge

5.15m x 4.17m (16'10" x 13'8")
Glazed french doors and side screens to rear garden

Cloakroom

Suite comprising pedestal wash hand basin with tiled splash back and low level WC.

Kitchen/Breakfast Room/Sitting Room

10.47m x 5.07m > 3.06m (34'4" x 16'7" > 10'0")
Window to front and glazed french doors with side screens to rear garden. Built in storage cupboard. Units fitted to eye and base level finished with laminate roll top work surface and matching up-stands. Stainless steel sink unit with mixer tap and drainer. Built in oven, hob and extractor. Integrated dishwasher. Space for fridge/freezer. Inset lighting. Island unit with granite work surface.

FIRST FLOOR

Landing

Stairs to ground floor. Access to loft

Bedroom One

4.22m x 4.20m (13'10" x 13'9")
Window to front

Bedroom Two

4.58m x 3.00m (15'0" x 9'10")
Window to rear

Bedroom Three

4.04m x 3.07m (13'3" x 10'0")
Window to front

Bedroom Four

3.37m x 3.26m (11'0" x 10'8")
Window to rear

Bedroom Five

2.84m x 1.90m (9'3" x 6'2")
Window to front

Bathroom

White suite comprising 'P' shaped bath with mixer taps and shower attachment, tiled surround, low level WC and pedestal wash hand basin. Corner shower cubicle with fully tiled walls. Tiled floor and inset ceiling lighting. Heated towel rail.

EXTERIOR

Front Garden

Mainly gravelled providing ample parking. Block paved steps leading to front door. Access to rear via both flanks.

Rear and Side Garden

Commencing with a raised decking area with lighting. Flower and shrub display beds with views over a natural pond beyond. The remainder of the gardens are mainly laid to lawn. Block paved footpaths to front via side access. Covered central heating boiler. Concealed oil storage tank.

Services

Oil central heating, mains water and drainage

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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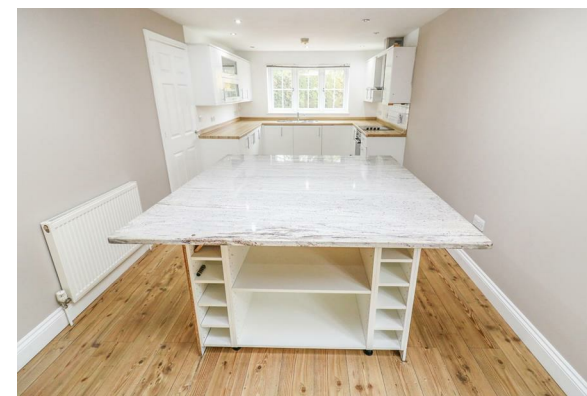
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