

Paul Mason Associates

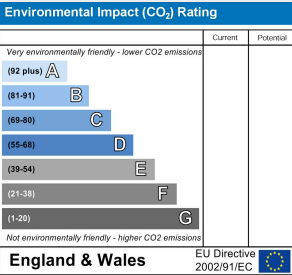
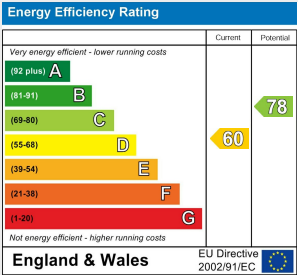


Woodland Close, Hatfield Peverel, Essex, CM3 2DA  
Offers in excess of £625,000

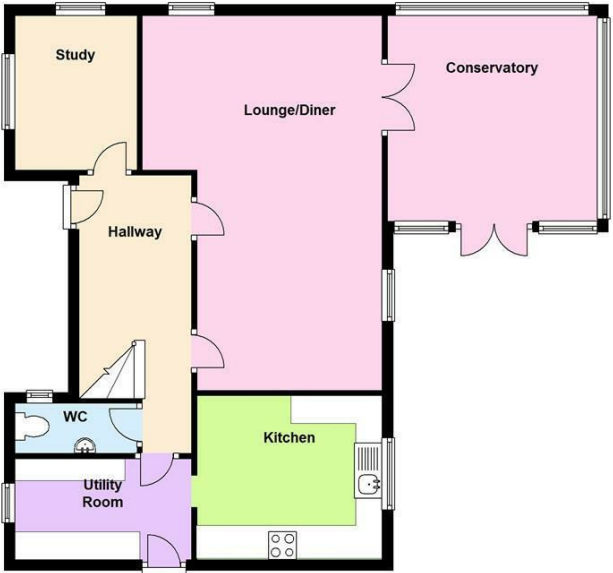


- Sought after private turning, within short walking distance of train station
- Maintained to a high decorative order by the current homeowners
- Four bedrooms
- Family bathroom, ensuite to master bedroom and ground floor cloakroom
- Modern fitted kitchen with granite work surfaces plus separate utility room
- Study and conservatory
- 22'4 x 14'2 lounge/dining room
- Detached double garage plus ample parking
- Beautifully maintained secluded rear garden
- EPC - D

A well presented four bedroom detached family home, situated in a highly sought after location within short walking distance of the train station with direct links to London Liverpool Street. The property is ideally positioned within this quiet and private turning and has the benefit of having an open aspect to the rear with pleasant far reaching views. The accommodation has been maintained to a high standard throughout and to the first floor comprises four bedrooms with en-suite shower room to master bedroom plus separate family bathroom. To the ground floor the property boasts a generous entrance hall, modern cloakroom/WC, 22'4 x 14'2 lounge/dining room, study, conservatory overlooking the garden, spacious fitted kitchen with granite work surfaces and separate utility room. The property also boasts a large detached double garage, driveway to front and side providing ample off street parking, a beautifully maintained secluded rear garden, UPVC double glazing and gas central heating. **EARLY VIEWING STRONGLY ADVISED.**



**Ground Floor**  
Approx. 815.7 sq. feet



**First Floor**  
Approx. 613.9 sq. feet



Total area: approx. 1429.6 sq. feet

## 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 double glazed entrance door.  
Stairs to first floor with under stairs  
storage cupboard. Inset spot  
lighting. Coved ceiling. Radiator.

#### Cloakroom

Obscure double glazed window to  
side. Modern white suite comprising  
low level WC with concealed cistern  
and vanity wash hand basin with  
mixer taps. Fully tiled walls. Chrome  
effect heated towel rail.

#### Study

2.83m x 2.27m (9'3" x 7'5" )

Double glazed window to front and  
side. Telephone point. Radiator.

#### Lounge/Dining Room

6.81m x 4.32m (22'4" x 14'2" )

Double glazed window to rear and  
side and French doors to  
conservatory. Fitted fireplace with  
Stone surround and hearth with  
fitted gas fire. Coved ceiling. Two  
radiators.

#### Conservatory

3.88m x 3.77m (12'8" x 12'4" )

Double glazed windows to all sides  
and door to rear. Under floor  
heating. Tiled floor. Solar reflective  
roof. Combined ceiling light/fan.

#### Kitchen/Breakfast Room

3.34m x 3.05m (10'11" x 10'0" )

Double glazed window to rear. A  
range of modern units to base and  
eye level. Granite work surfaces  
incorporating 1 ½ bowl stainless  
steel sink unit with mixer taps.  
Integrated dishwasher. Oven with  
electric hob above and extractor  
hood over. Space for full height  
fridge/freezer. Radiator. Coved  
ceiling.

#### Utility Room

3.30m x 1.90m (10'9" x 6'2" )

Double glazed window to front and  
door to side. Modern units to base  
and eye level. Granite work  
surfaces. Space and plumbing for  
washing machine. Space for tumble  
dryer. Gas fire combination boiler.  
Coved ceiling.

### FIRST FLOOR

#### Bedroom One

4.37m x 3.74m (14'4" x 12'3" )

Double glazed window to rear and  
side. Fitted furniture consisting triple  
and single wardrobe. Dressing table  
with drawers to either side. Two  
bedside cabinets and chest of  
drawers. Coved ceiling. Radiator.  
TV and telephone point. Door to:-

#### En-suite Shower Room

Obscure double glazed window to  
rear. White suite comprising low  
level WC and vanity wash hand  
basin with mixer taps. Shower  
cubicle with tiled surround and glass  
shower screen. Chrome effect  
heated towel rail. Fully tiled walls.  
Inset spot lighting.

### Bedroom Two

3.35m x 3.05m (10'11" x 10'0" )

Double glazed window to rear.  
Coved ceiling. Radiator.

### Bedroom Three

2.82m x 2.25m (9'3" x 7'4" )

Double glazed window to front.  
Radiator.

### Bedroom Four

3.35m x 1.97m (10'11" x 6'5" )

Double glazed window to rear. Built in storage cupboard. Radiator.  
Coved ceiling.

### Family Bathroom

Obscure double glazed window to side. Modern white suite comprising panelled bath with hand holds and mixer taps. Vanity wash hand basin with mixer taps and storage cupboard below. Low level WC with concealed cistern. Separate shower cubicle with tiled surround and glass shower screen. Fully tiled walls. Chrome effect heated towel rail. Coved ceiling. Inset spot lighting. Tiled floor.

### Landing

Double glazed window to front.  
Stairs to ground floor. Access to

part boarded loft via pull down ladder with light connected. Inset spot lighting. Coved ceiling.

### EXTERIOR

#### Rear Garden

A wonderfully well maintained secluded garden with fantastic views to the rear over adjoining fields. The garden commences with a secluded paved patio area to side with raised flowers and shrub borders. Side access. Paved path leading to additional paved patio area. Lawned gardens with a variety of flowers and shrubs. Water feature with pond. Summerhouse with decking area. Door to garage. Outside power points and water tap.

#### Detached Double Garage

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

#### Front Garden

Shingle drive providing off street parking. Block paved to front with a variety of flowers and shrubs. Side access. Outside power points and lighting.

### Services

Gas central heating. Mains water supply and drainage.

### 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.





**Paul Mason** Associates

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