

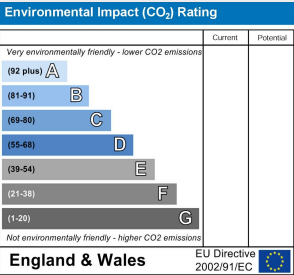
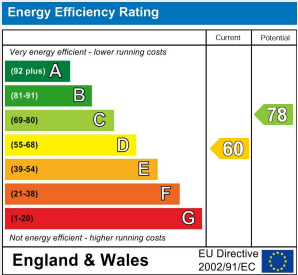
Paul Mason Associates



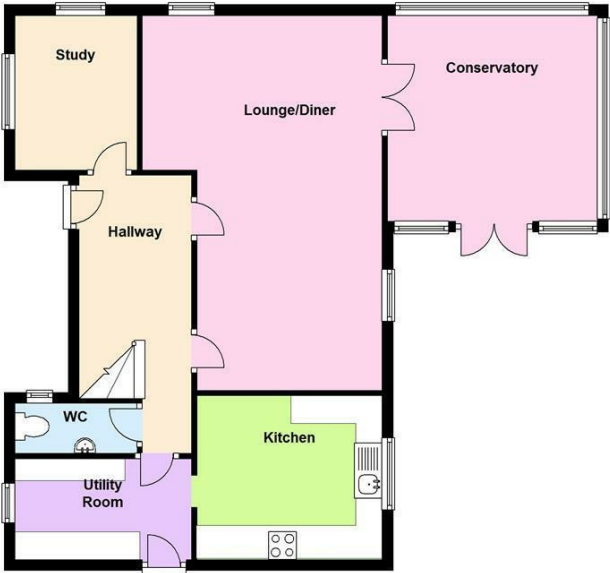
Woodland Close, Hatfield Peverel, Essex, CM3 2DA
Guide price £625,000

- 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

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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