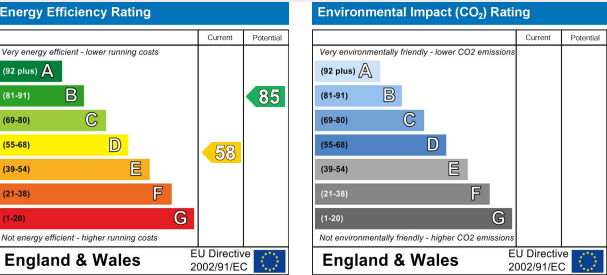


Paul Mason Associates



Yew Tree Close, Hatfield Peverel, Essex, CM3 2SG
Guide Price £825,000 - £850,000

- Highly sought after quiet and exclusive cul-de-sac, within short walk of the local train station
- Presented to a high standard throughout
- Five bedrooms
- Modern en-suite shower room, family bathroom and ground floor cloakroom
- 20'4 re-fitted kitchen with granite work surfaces and integrated appliances plus separate utility room
- Three good size reception rooms
- 12'8 x 12'5 conservatory
- Double length garage plus further half length garage for storage and ample off street parking
- Secluded and well maintained South/West facing rear garden
- EPC - D



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 - 0.3 miles

Hatfield Peverel Junior School - 1.0 miles

Doctors and Shops - 0.4 miles

A12 Northbound - 0.7 miles

A12 Southbound - 0.6 miles

Chelmsford City Centre - 7 miles

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Obscure glazed entrance door. Radiator. Coved ceiling. Karndean flooring. Stairs to first floor.

Cloakroom

Obscure double glazed window to front. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps. Radiator.

Snug/Home Office

4.98m x 2.39m (16'4" x 7'10")

Double glazed window to front. Karndean Flooring. Radiator. TV point.

Kitchen/Breakfast Room

6.20m x 2.57m (20'4" x 8'5")

Double glazed windows to front and side and double glazed door to side. An extensive range of re-fitted units to base and eye level. Granite work surfaces incorporating 1 1/2 bowl sink unit with mixer taps. Integrated appliances to remain including double oven incorporating combination microwave/oven, full height fridge/freezer, dishwasher and induction hob with extractor hood over. Inset spot lighting. Part tiled walls. Karndean flooring. Radiator. Concealed lighting.

Utility Room

2.48m x 2.25m (8'1" x 7'4")

Door to side into garage. A range of modern fitted units to base and eye level. Laminate roll top work surfaces incorporating sink unit with mixer taps. Integrated washing machine and full height fridge/freezer. Space for tumbler dryer or further base level appliance. Tiled flooring.

Lounge

5.74m x 3.95m (18'9" x 12'11")

Double glazed window to rear. Feature fireplace with wooden mantel and surround, marble insert and fitted gas fire. Coved ceiling. Radiator. Wall light points. Radiator. Tv point. Glazed French doors to:-

Dining Room

4.17m x 2.86m (13'8" x 9'4")

Double glazed sliding patio doors to rear leading to conservatory. Radiator. Coved ceiling.

Conservatory

3.88m x 3.81m (12'8" x 12'5")

A range of double glazed windows to rear and sides and French doors leading to garden. Karndean flooring. Radiator.

FIRST FLOOR

Bedroom One

4.41m x 3.13m (14'5" x 10'3")

Double glazed window to rear. A range of fitted soft closing furniture including two double wardrobes and chest of drawers. Radiator. Inset spot lighting. Door to:-

En-suite Shower Room

Obscure double glazed window to side. Modern white fitted suite comprising low level WC with concealed cistern and pedestal wash hand basin with mixer taps. Shower cubicle with tiled surround and fitted glass shower screen. Inset spot lighting. Chrome effect heated towel rail. Tiled walls.

Bedroom Two

5.11m x 2.57m (16'9" x 8'5")

Double glazed window to front. Radiator. Built in double wardrobe with overhead storage.

Bedroom Three

3.51m x 3.35m (11'6" x 11'0")

Double glazed window to rear. Laminate flooring. Built in double wardrobe with overhead storage. Radiator.

Bedroom Four

3.36m x 2.16m (11'0" x 7'1")

Double glazed window to front. Laminate flooring. Built in wardrobe with overhead storage. Radiator.

Bedroom Five

3.15m x 2.03m (10'4" x 6'7")

Double glazed window to rear. Laminate flooring. Radiator.

Family Bathroom

3.28m x 1.93m (10'9" x 6'3")

Obscure double glazed window to front. Modern white four piece suite comprising panelled bath with mixer taps and shower attachment. Low level WC with concealed cistern. Pedestal wash hand basin with mixer taps. Separate shower cubicle with tiled surround and fitted glass shower screen. Chrome effect heated towel rail. Fully tiled walls.

Landing

Stairs to ground floor. Airing cupboard housing hot water cylinder. Access to majority boarded loft via pull down ladder with lighting connected.

EXTERIOR

Double Length Garage

8.98m x 2.78m (29'5" x 9'1")

Electric up and over door to front. Window to rear and door to garden. Power and light connected. Fitted units to remain. Door to utility room.

Half Length Garage

Up and over door to front. Power and light connected. Ideal for storage.

Front Garden

Block paved driveway providing ample off street parking. Lawned garden with various mature flowers and shrubs. Outside lighting and water tap.

Rear Garden

A beautifully maintained secluded South/West facing rear garden commencing with a private paved patio area. Lawned gardens with various mature flowers, shrubs and trees. Fencing/brick wall to boundaries. Covered area to one side with useful storage area. Outside water tap and lighting.

Services

Gas central heating. Mains water supply and drainage.

Cavity wall insulation installed in 2016 (Not stated on the EPC).

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important notice

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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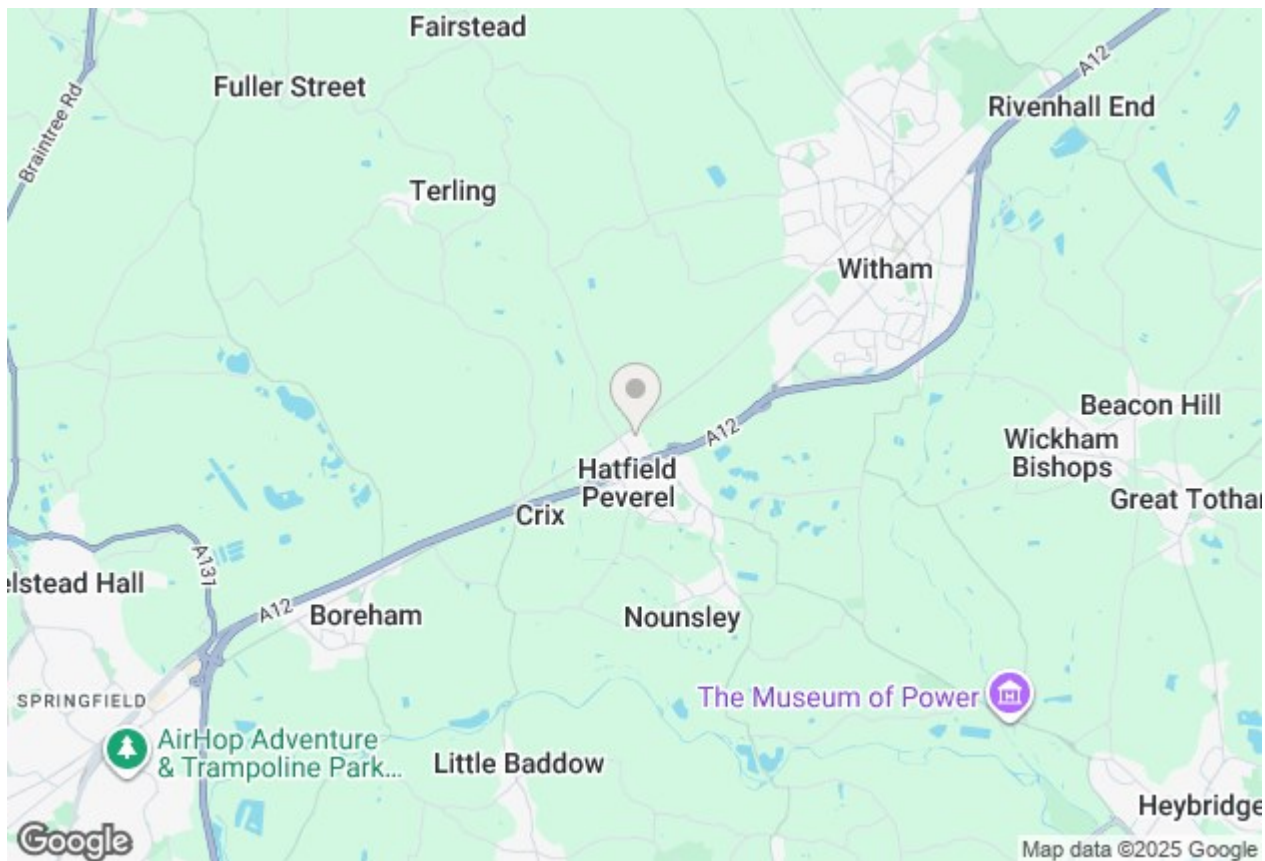
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