

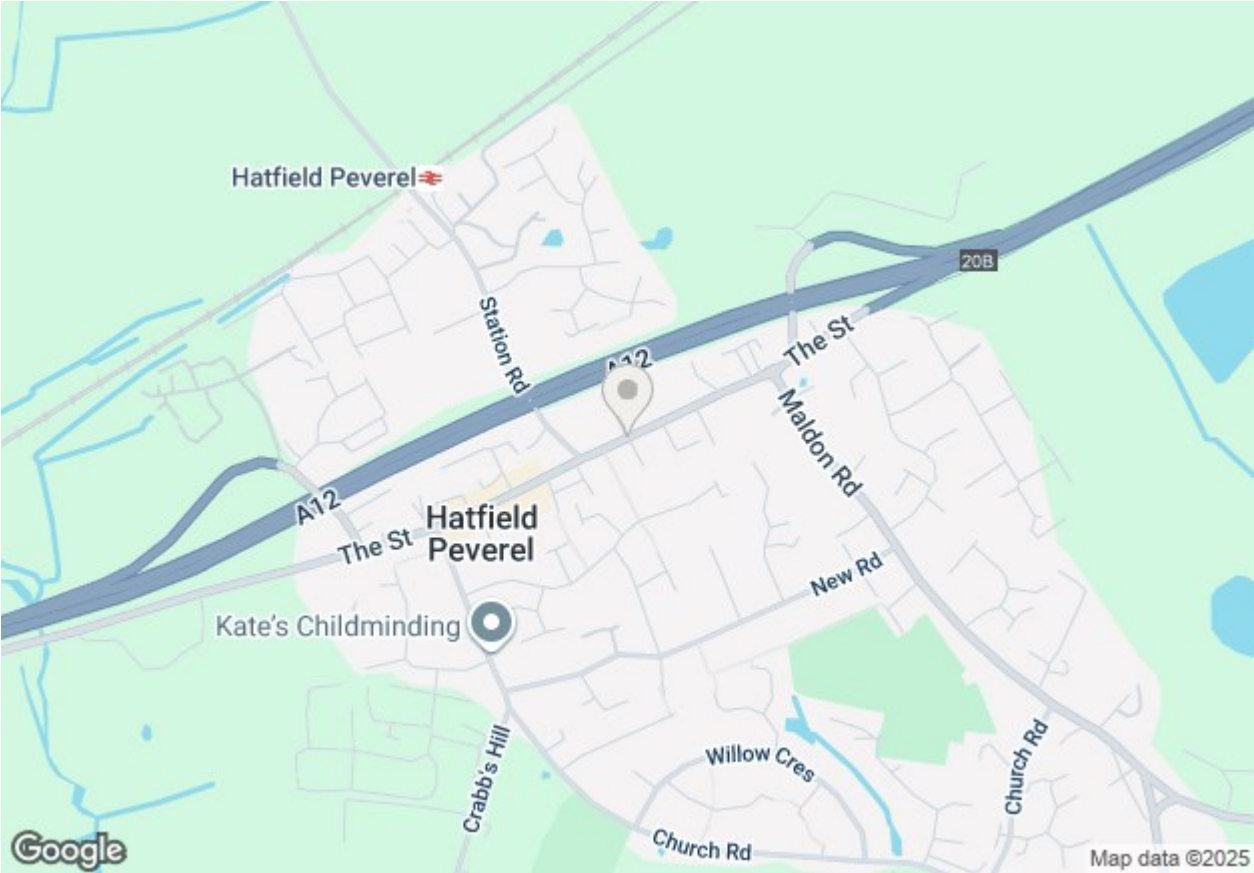
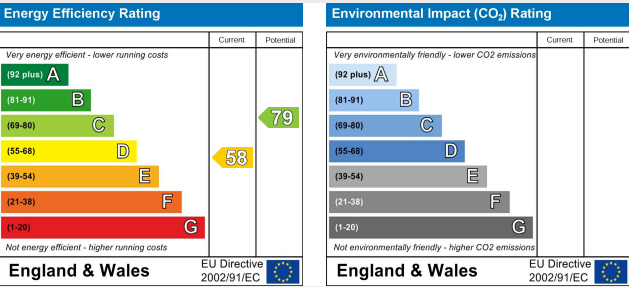
Paul Mason Associates



The Street, Hatfield Peverel, Essex, CM3 2DY
Guide Price £375,000 - £400,000

- Generous Plot Size
- Driveway With Ample parking
- Garage
- Two Bedrooms
- Approx. 0.4 Miles to Train Station
- Lounge/Dining Room
- Secluded Rear Garden
- Fitted Kitchen
- Ground Floor Cloakroom and First Floor Shower Room
- EPC - TBC

*** Guide Price £375,000 to £400,000 *** This two bedroom semi-detached house is located in the village of Hatfield Peverel. The property sits on a generous plot with a large shingle driveway to the front and concrete driveway to the side leading to the garage and side gate through to the rear garden. The accommodation begins with an entrance porch leading through to the lounge/diner measuring 6.87m x 4.69 > 3.90m and benefiting from a feature fireplace and dual aspect windows. The dining area opens up into the kitchen with units to eye and base level and plenty of work surface space. Conveniently, there is a ground floor cloakroom/store room to the rear of the property. To the first floor, there is a landing providing access to the two bedrooms and shower room. To the rear, the garden commences with a paved patio seating area and the remainder mostly laid to lawn with a pathway leading to the rear. There is access to the garage via the pedestrian side door, a storage shed, summer house and log storage shed to remain. Viewing comes highly recommended to appreciate the property on offer.



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.

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Room

6.87m x 4.69 > 3.90m (22'6" x 15'4" > 12'9")

Kitchen

4.41m x 2.97m (14'5" x 9'8")

Cloakroom/Store Room

1.97m x 1.94m (6'5" x 6'4")

FIRST FLOOR

Shower Room

Bedroom One

3.42m x 3.41 + recess (11'2" x 11'2" + recess)

Bedroom Two

3.43m x 2.81m (11'3" x 9'2")

EXTERIOR

Garage

Summer House

Rear Garden

Frontage/Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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