

Paul Mason Associates



The Green, Hatfield Peverel, Essex, CM3 2JG

Guide price £700,000

- Detached period cottage
- Three/four bedrooms
- Lounge and dining area
- Sitting room
- Study/bedroom four
- Kitchen/breakfast room
- Family bathroom and Cloakroom
- Established plot
- Detached double garage
- EPC - F

A period cottage located down a quiet lane on the popular village of Hatfield Peverel. Hatfield Peverel is located within a ten minute drive of the Chelmsford, the County Town of Essex with its extensive range of shops and local amenities, restaurants, theatre, sports centres and highly regarded primary and secondary schools and Anglia Polytechnic University. Hatfield Peverel offers access to the A12 trunk road with its links to London and the Coast and the village itself has a mainline railway station with a fast and frequent service to London Liverpool Street. Hatfield Peverel also offers local shops and amenities, several public houses, the renowned Blue Strawberry restaurant and the highly regarded primary school.

The property itself comprises of entrance hall, ground floor cloakroom, study, drawing room, dining/sitting room and kitchen/breakfast room. Upstairs there are three bedrooms and a family bathroom. Externally there is a detached double garage, walled courtyard and lawned gardens with mature shrub and trees.



Total area: approx. 1510.3 sq. feet

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Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	34	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Distances

Hatfield Peverel School 0.2 miles
Hatfield Peverel Railway Station
feeding London Liverpool Street: 0.9 miles
A12 Northbound: 0.8 miles
London Stansted Airport: 21.4 miles

(All mileages are approximate)

GROUND FLOOR

Entrance Hall

Tiled floor. Cloaks cupboard. Sash window to side. Radiator.

Cloakroom

Suite comprising low level WC and wash hand basin with storage cupboard below. Obscure sash window. Radiator. Tiled floor.

Inner Hallway

Stairs to first floor. Access to study and drawing room.

Study/Bedroom Four

3.81m x 3.26m (12'5" x 10'8")
Exposed open red brick fireplace with tiled hearth. Bay window to rear, sash windows to front and side. Exposed beams to walls and ceiling. Radiator. Fitted bookshelves.

Lounge

7.01m x 3.84m (22'11" x 12'7")
Exposed brick fireplace with brick hearth. Exposed beams to walls and ceiling. Two sash windows to front. Window to rear. Radiator. Built in cupboard.

Dining Room

3.50m x 3.44m (11'5" x 11'3")
Exposed beams to walls and ceiling. Glazed window and door to garden. Exposed beams and brick work.

Kitchen/Breakfast Room

7.91m x 3.50m (25'11" x 11'5")
The kitchen area comprises solid oak worktops with inset butler sink with mixer tap. Built in low level cupboards and drawers. Fitted Belling multi-function range cooker with extractor canopy over. Integrated dishwasher and washing machine. Dresser with glazed display cabinet and cupboards and drawers. Wine rack. Radiator. Inset ceiling lights. Tiled floor. Partly tiled walls. Window to rear aspect.

The Breakfast area has two sets of French doors to front and side aspects. Inset ceiling spotlights. Tiled floor. Radiator.

FIRST FLOOR

First Floor Landing

Window to rear. Radiator.

Master Bedroom

3.90m x 3.40m (12'9" x 11'1")
Windows to front and side. Exposed beams to walls. Exposed red brick fireplace.

Dressing Room

2.78m x 1.85m (9'1" x 6'0")
Window to front. Access to loft space.

Bedroom Two

3.93m x 3.17m (12'10" x 10'4")
Windows to front and rear. Exposed red brick fireplace. Exposed beams to walls. Radiator.

Bedroom Three

2.75m + recess x 2.51m (29'6" x 26'2" 16'4")
Walk in fitted wardrobe. Radiator. Window to front. Exposed beams to walls.

Bathroom

Suite comprising panelled enclosed bath with electric shower over, low level WC and pedestal wash hand basin. Tiled walls and floor. Window to rear. Airing cupboard housing hot water boiler.

EXTERIOR

Gardens

The front garden has a low brick wall leading to lawned garden with flower and shrub borders and pedestrian access to front door. To the side of the property is vehicular access to a gravel driveway with off road parking for up to 4/5 vehicles and access to double garage with swing doors and tiled pitched roof. The rear garden is mainly laid to lawn with many mature shrub, trees and flower borders. To the side of the property is a walled courtyard garden which has access to the kitchen/breakfast room, there is a terrace/patio area for seating which receives the afternoon and evening sunshine.

Rear Courtyard

Secluded courtyard with block paving and feature wishing well. Variety of flowers and shrubs. Outside lighting. Access to garage and driveway.

Double Garage

5.30m x 5.25m (17'4" x 17'2")
Two double hinged doors to front. Two windows to side and window and stable door to opposite flank. Storage over. Light and power connected.

Services

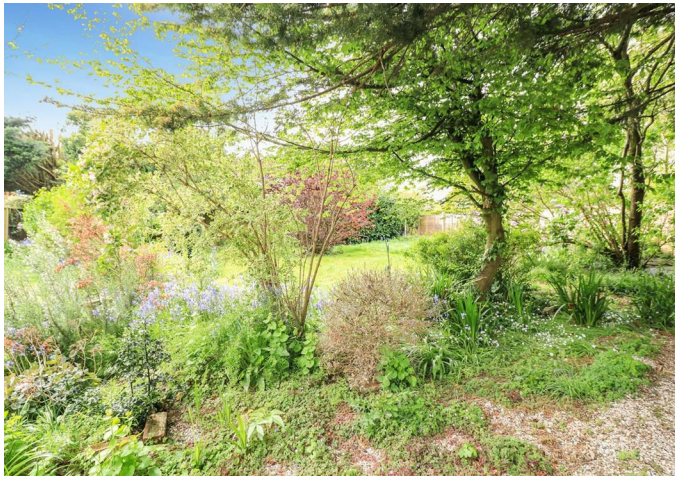
Mains water and drainage, gas central heating.

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.



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