

Paul Mason Associates



The Green, Hatfield Peverel, Essex, CM3 2JF  
Guide price £350,000



- Popular location just under a mile from the train station
- No onward chain
- Three bedrooms
- First floor bathroom and ground floor cloakroom
- Sitting room and separate dining room
- Fitted kitchen
- Driveway providing off street parking
- Rear garden
- Gas central heating
- EPC - TBC

Situated by 'The Green' in Hatfield Peverel, just under a mile from the station, is this spacious three bedroom family home. The property is ideally positioned within walking distance of the many village amenities and Primary School, along with easy access to the A12 and Chelmsford City Centre. The property accommodation includes a 14' x 12' sitting room, 13' x 11'10 dining room, fitted kitchen, ground floor cloakroom, three good size bedrooms and first floor family bathroom. Further features include a rear garden, driveway providing off street parking and gas central heating. The property is also offered for sale with no onward chain.



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

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

## Distances

Hatfield Peverel Train Station 0.9 miles  
A12 Northbound 0.6 miles  
A12 Southbound 1.2 miles  
Hatfield Peverel Primary School 0.1 miles  
Chelmsford City Centre 7 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door. Stairs to first floor.

#### Sitting Room

4.27m x 3.66m (into bay) (14'0" x 12'0" (into bay))  
Walk in bay window to front. Picture rail.

#### Dining Room

3.97m x 3.63m (13'0" x 11'10" )  
Window to rear. Understairs storage cupboard. Picture rail.

#### Kitchen

3.05m x 2.26m (10'0" x 7'4" )  
Windows to side and rear. Units to base and eye level. Roll top worktop with stainless steel sink and drainer. Space for washing machine & cooker. Wall mounted gas fired boiler. Tiled flooring.

#### Rear Lobby

Half glazed window to side. Tiled flooring.

#### Utility Area

Space for tumble dryer and fridge freezer.

#### Cloakroom

Obscure window to rear. Low level W.C. with pedestal wash hand basin. Tiled flooring.

### FIRST FLOOR

#### Bedroom One

3.64m x 3.09m (11'11" x 10'1" )  
Window to rear. Picture Rail.

#### Bedroom Two

3.64m x 3.02m (11'11" x 9'10" )  
Window to rear. Picture Rail.

#### Bedroom Three

3.08m 2.26m (10'1" 7'4" )  
Window to rear. Picture Rail.

#### Landing

Stairs to ground floor. Access to loft. Airing cupboard.

#### Bathroom

Window to front. White suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C. Tiled floor

### EXTRERIOR

#### Rear Garden

Patio area. Remainder laid to lawn.

#### Services

#### 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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