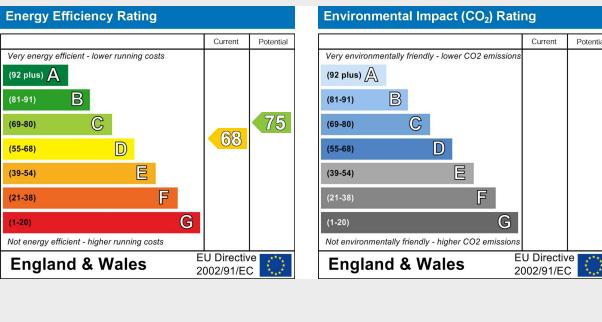


Paul Mason Associates



Yew Tree Close, Hatfield Peverel, Essex, CM3 2SG  
Offers in excess of £800,000

- Splendid five bedroom detached family home - Offered with NO ONWARD CHAIN
- Highly sought after location, situated at the end of a desirable turning, within short walking distance of the train station
- Presented to a high standard throughout
- Modern ensuite shower room, family bathroom and ground floor cloakroom
- Three good size reception rooms plus 21'6 x 13' max conservatory
- Re-fitted kitchen with integrated appliances
- Breakfast room plus separate utility room
- Double garage with electric up and over doors
- Secluded and well maintained rear garden measuring approx 62' x 50'
- EPC - D



### \*\*\* SOLD SUBJECT TO CONTRACT PRIOR TO FULL MARKETING \*\*\*

A splendid executive style five bedroom detached family home, offered for sale with the benefit of NO ONWARD CHAIN. The property is ideally situated in a highly desirable location within the popular Pines Development, within short walking distance of the train station boasting direct links to London Liverpool Street.

The property is also conveniently located within short walking distance of the many village amenities including shops, doctors and Primary School along with easy access to the A12 and Chelmsford City Centre.

The property is presented to a high standard throughout and boasts spacious accommodation, ideal for the growing family.

To the first floor there is large master bedroom with dressing room and modern ensuite shower room, four further bedrooms and modern family bathroom.

The ground floor comprises a porch leading through to a generous reception hall, 18'9 x 11'10 lounge, separate dining room and study, 21'6 x 13' max conservatory, re-fitted Howdens kitchen with integrated appliances and Quartz worktops, separate breakfast and utility rooms plus cloakroom/WC.

The property also boasts a good size plot with the secluded rear garden measuring approx 62' x 50'. There is also a large double garage with electric up and over doors, along with an extensive block paved driveway providing ample off street parking.

**EARLY VIEWING STRONGLY ADVISED - KEYS HELD FOR VIEWINGS.**

## 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**

**Cloakroom**

**Study**

2.94m x 2.24m (9'7" x 7'4" )

**Lounge**

5.74m x 3.62m (18'9" x 11'10" )

**Dining Room**

3.84m x 3.14m (12'7" x 10'3" )

**Conservatory**

6.56m x 3.98m (21'6" x 13'0" )

**Kitchen/Breakfast Room**

5.73m x 3.37m max (18'9" x 11'0" max)

**Utility Room**

2.66m x 2.11m (8'8" x 6'11" )

### FIRST FLOOR

**Bedroom One**

4.77m x 3.44m (15'7" x 11'3" )

**Dressing Room**

2.22m x 1.94m + wardrobes (7'3" x 6'4" + wardrobes)

**Ensuite Shower Room**

**Bedroom Two**

3.65m x 3.22m (11'11" x 10'6" )

**Bedroom Three**

3.67m x 2.48m (12'0" x 8'1" )

## Bedroom Four

3.32m x 2.29m (10'10" x 7'6" )

## Bedroom Five

2.48m x 2.23m (8'1" x 7'3" )

## Family Bathroom

## Landing

## EXTERIOR

**Detached Double Garage**

5.51m x 5.10m (18'0" x 16'8" )

**Block Paved Driveway**

**Rear Garden - Approx 62' x 50'**

## Property Services

**Gas - Mains**

**Electric - Mains**

**Water - Mains**

**Drainage - Mains**

**Heating - Gas central heating**

**Local Authority - Braintree**

## 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.

Approximate Gross Internal Area = 218.1 sq m / 2347 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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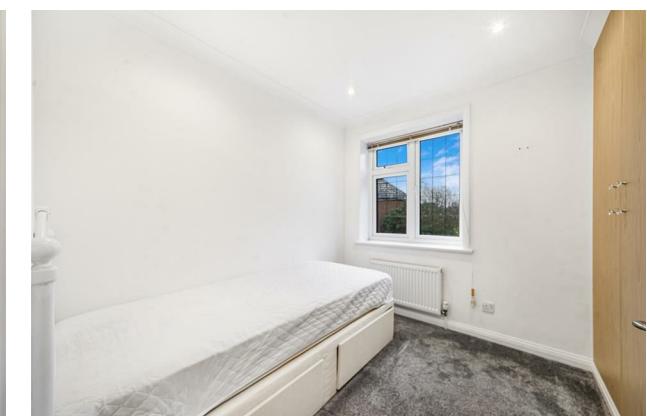
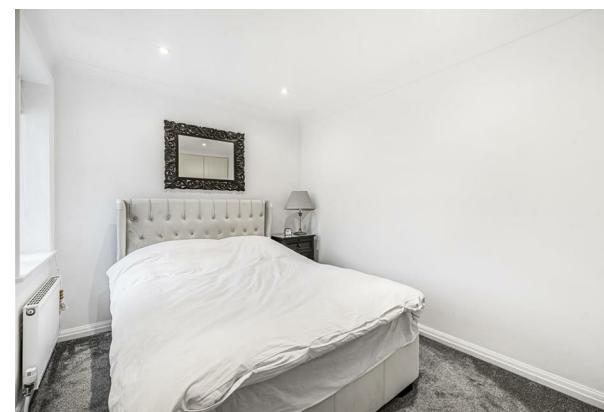
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