


Paul Mason Associates




Maldon Road, Hatfield Peverel, Essex, CM3 2HL  
Offers in excess of £500,000



- Charming semi detached property
- Splendid South-West facing rear garden, measuring approx 175' in length
- Three bedrooms
- Modern first floor bathroom plus ground floor cloakroom with utility area
- Sitting Room, separate dining room and wonderful garden room
- Fitted kitchen, open plan through to dining room
- Large driveway providing parking for up to six cars
- Detached outbuilding to the rear of the garden, ideal as home office/gym or similar
- Walking distance of village amenities, Primary School and train station
- EPC - TBC

| 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 |                         |   |
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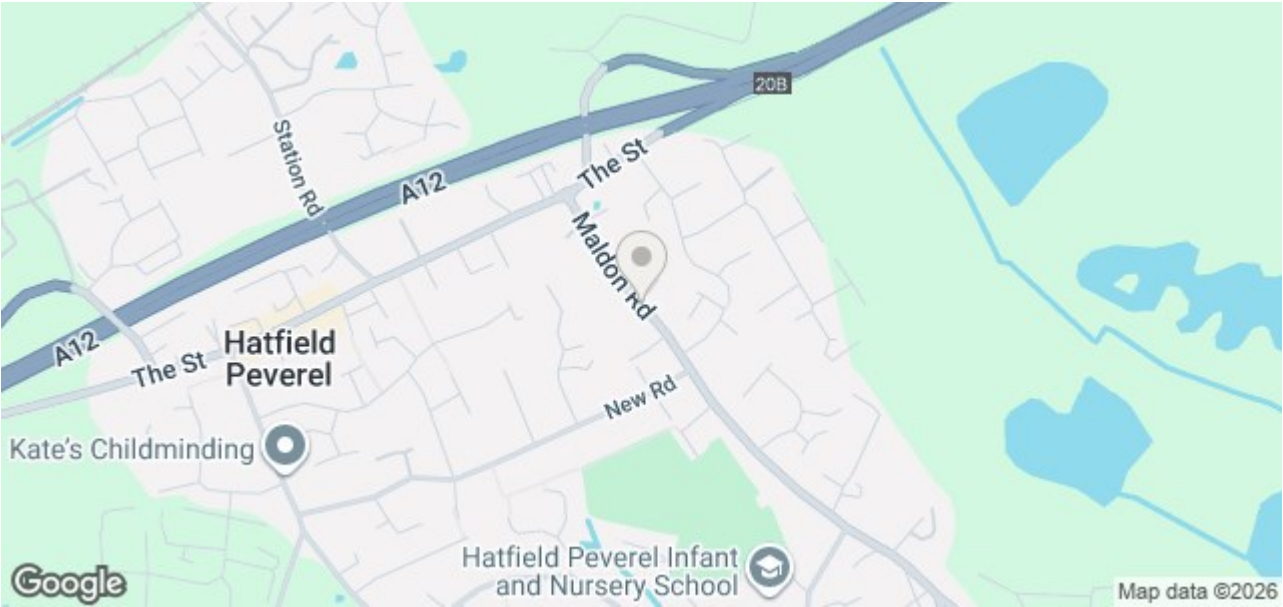
Paul Mason Associates are delighted to offer for sale this splendid semi detached property, set back from the road and boasting a wonderful secluded South/West facing rear garden measuring approx 175'.

The property is ideally positioned approx half a mile from the train station with direct links to London Liverpool Street. The highly regarded local Primary School is a short walk away, approx 0.3 miles, and many local amenities are also within easy reach, along with the popular Recreational Park.

The property is well presented throughout with the accommodation comprising three bedrooms, modern first floor bathroom plus ground floor cloakroom with utility area, sitting room with feature fireplace and bay window, fitted kitchen leading to the open plan dining room and wonderful 15'7 x 12'6 garden room.

To the front there is ample parking for up to six cars. The rear boasts a splendid approx 175' South-West facing garden with large outbuilding located to the rear, ideal as a home office/gym or similar, along with two useful sheds to remain.

An internal viewing is highly recommended to appreciate this wonderful property. Call today for more information.



### 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

##### Sitting Room

3.98m x 3.46m + bay (13'0" x 11'4" + bay)

##### Dining Room

4.92m x 3.08m max (16'1" x 10'1" max)

##### Kitchen

4.56m x 2.97m max (14'11" x 9'8" max)

##### Utility Area/Cloakroom

##### Garden Room

4.76m x 3.82m (15'7" x 12'6" )

#### FIRST FLOOR

##### Bedroom One

4.93m x 2.85m max (16'2" x 9'4" max)

##### Bedroom Two

3.72m x 2.29m (12'2" x 7'6" )

##### Bedroom Three

2.52m x 2.21m (8'3" x 7'3" )

##### Bathroom

##### Landing

##### EXTERIOR

##### Large Driveway

##### Approx 175' Rear Garden

##### Outbuilding

##### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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.

## **Floorplan**





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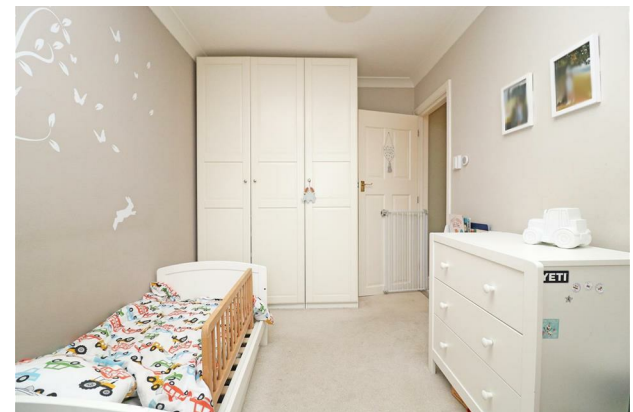
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