

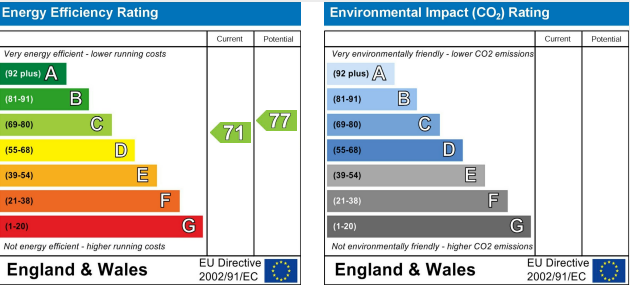
Paul Mason Associates



Ranulph Way, Hatfield Peverel, Essex, CM3 2RN

Guide price £550,000

- Sought after cul-de-sac, within short walking distance of the highly regarded local Primary School
- Four bedroom detached family home
- Family bathroom and ground floor cloakroom
- 21'10 x 11'5 lounge
- Separate dining room leading through to the fitted kitchen
- Conservatory
- Single garage plus off street parking with electric car charging point
- Secluded south facing rear garden
- Approx one mile from the train station with direct links to London Liverpool Street
- EPC - C



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

Lounge
6.68m x 3.48m (21'10" x 11'5")

Dining Room
4.35m x 2.99m (14'3" x 9'9")

Kitchen
4.39m x 2.44m (14'4" x 8'0")

Conservatory
3.37m x 2.41m (11'0" x 7'10")

FIRST FLOOR

Bedroom One
4.43m x 4.12m (14'6" x 13'6")

Bedroom Two
4.09m x 2.55m (13'5" x 8'4")

Bedroom Three
4.41m x 2.48m (14'5" x 8'1")

Bedroom Four
4.30m x 2.39m (14'1" x 7'10")

Family Bathroom

Landing

EXTERIOR

Garage

Rear Garden

Driveway/Front Garden

Viewings
Strictly by appointment only
through the selling agent Paul

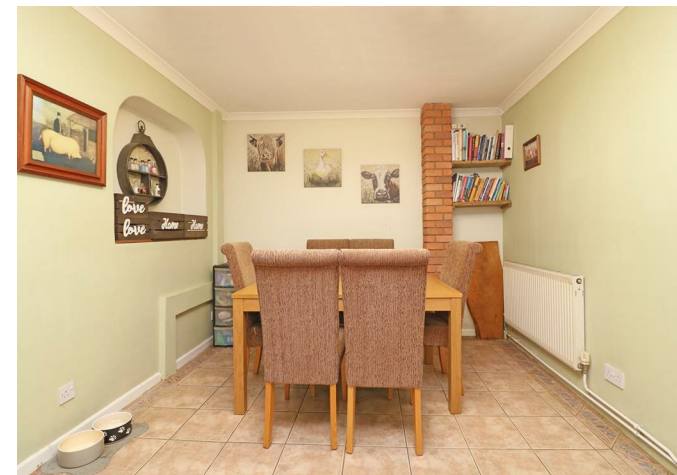
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Property Services

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.



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