

Paul Mason Associates



Ranulph Way, Hatfield Peverel, Essex, CM3 2RN

Guide price £525,000

- 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

****GUIDE PRICE £525,000 - £550,000****.....Paul Mason Associates are pleased to offer for sale this splendid four bedroom detached family home, ideally situated in a sought after cul-de-sac, within short walking distance of the highly regarded local Primary School.

The property is also positioned approx one mile from the train station with direct links to London Liverpool Street and also within walking distance of many local amenities, shops and also the popular Recreational Park. There is also easy access to the A12, along with the nearby towns of Witham and Maldon and with Chelmsford being approx 7 miles away.

The accommodation comprises four good size bedrooms, modern family bathroom plus ground floor cloakroom, 21'10 x 11'5 lounge, separate dining room leading through to the fitted kitchen and also a useful conservatory overlooking the garden.

There is also a single garage plus driveway providing off street parking with electric car charging point and a secluded south facing rear garden with a well laid extensive patio area.

An internal viewing is highly recommended to appreciate this splendid detached family home.

Ranulph Way, CM3 2RN
 Approximate Gross Internal Area = 147.9 sq m / 1591 sq ft
 (Including Garage)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	71		77
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

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

Mason Associates 01245 382555.

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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