

Paul Mason ^{Associates}



Maldon Road, Hatfield Peverel, Essex, CM3 2HW

Guide Price £350,000 - £375,000

- Sought After Village Location
- Extended Kitchen with Integrated Appliances And Granite Work Surfaces
- Spacious 21'8" x 16'2" > 13'4" Lounge/Dining Room With Feature Fireplace
- Two Good Sized Bedrooms
- Victorian Style Four-Piece Family Bathroom Suite
- Large Garden with Detached Double Garage and Outside Laundry/Utility Room
- Off Street Parking for Two Cars
- Well Presented Throughout
- Walking Distance to Village Amenities, Recreational Park and Train Station
- EPC - TBC

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

****Guide Price £350,000 - £375,000*****.....Situating in the heart of the highly sought-after village of Hatfield Peverel, this well presented two-bedroom semi detached home offers an excellent balance of space, convenience and potential. The property is ideally positioned within easy reach of the many local village amenities including the Primary School, shops and Recreational Park, along with the mainline Hatfield Peverel train station providing direct links into London. There is also easy access to the A12 offering swift access to Chelmsford and Colchester, making the property perfectly suited for commuters and village living alike.

The home is approached via an entrance hall which leads through to a bright and spacious open-plan lounge and dining area, creating a superb setting for both everyday living and entertaining. To the rear, the re-fitted kitchen has been thoughtfully extended, providing a larger and more practical space with ample room for modern family life. The kitchen also benefits from integrated appliances, granite work surfaces and a characterful butler sink. Upstairs, the property continues to impress with two well-proportioned bedrooms, both offering comfortable accommodation and fitted wardrobes to the principal bedroom, along with a well-appointed Victorian style four piece family bathroom suite.

Externally, the property benefits from a generous rear garden with a private paved patio space, offering excellent outdoor space for relaxation or entertaining. There is also access to an outside laundry/utility room and useful cloakroom/WC. Offering ideal storage space, there is also a large detached double garage, with a path leading to a pleasant secret garden and gate through to paved driveway providing off street parking for two/three cars.



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.

Distances

Hatfield Peverel Train Station
0.6 miles
A12 Northbound 0.3 miles

A12 Southbound 0.9 miles
Hatfield Peverel Primary School
0.3 miles
Chelmsford City Centre 7 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Dining Room
6.61m x 4.93m > 4.08m (21'8" x 16'2" > 13'4")

Kitchen
4.17m x 3.05m (13'8" x 10'0")

FIRST FLOOR

Bedroom One
3.45m x 3.05m (11'3" x 10'0")

Bedroom Two
3.56m x 2.44m (11'8" x 8'0")

Bathroom
2.59m x 2.38m (8'5" x 7'9")

EXTERIOR

Rear Garden

Detached Double Garage

Outside WC

Outside Laundry/Utility Room

Frontage

Property Services

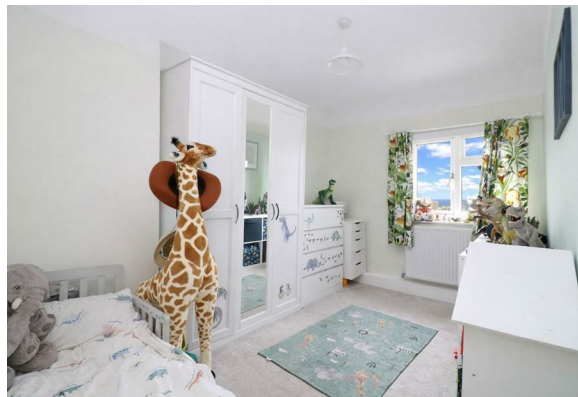
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Braintree

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.



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