

Paul Mason Associates



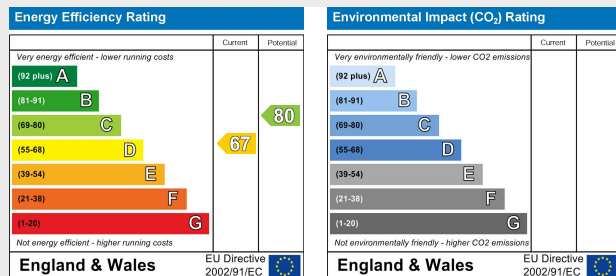
Woodham Drive, Hatfield Peverel, Essex, CM3 2RR
Guide price £750,000

- Well presented throughout
- EPC - D

Occupying a delightful and well-maintained south-facing plot, the home provides bright and spacious living throughout. Upon entering, an entrance porch leads through to an impressive reception hall measuring 13'0" x 10'9", creating a welcoming first impression. The heart of the home is the extended L-shaped kitchen/breakfast room (18'9" x 17'6"), offering an excellent space for both everyday family living and entertaining, complemented by a separate utility room. The ground floor further benefits from a generous 19'7" x 11'8" lounge, a separate dining room, a study ideal for home working, and a modern cloakroom/WC.

Externally, the property continues to impress with its beautifully maintained south-facing garden. A detached double garage and a substantial block-paved driveway provide ample off-street parking for multiple vehicles.

An early viewing is highly recommended to fully appreciate everything this superb family home has to offer.



Total area: approx. 1736.3 sq. feet

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 Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

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 Railway Station (0.8 miles)

Hatfield Peverel Primary School (0.3 miles)

A12 Northbound (0.4 miles)

A12 Southbound (0.8 miles)

Chelmsford City Centre (8.2 miles)

London Stansted Airport (19.9 miles)

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Parted glazed entrance door with side screen. Window to front and side. Tiled flooring. Built in cloaks cupboard. Coved ceiling. Inset lighting. Part glazed door with side screen to;

Reception Hall

3.98m x 3.28m (13'0" x 10'9")

Stairs to first floor. Under stairs storage cupboard. Coved ceiling.

Cloakroom

Double glazed window to side. Re-fitted white piece suite comprising wash hand basin with storage below and low level WC. Tiled flooring. Part tiled walls. Inset spotlight.

Study

2.94m x 2.18m (9'7" x 7'1")

Window to front.

Lounge

5.99m x 3.58m (19'7" x 11'8")

Window to front and windows to both sides. Coved ceiling. Dado rail. wall light points. Stone fireplace incorporating gas flame effect fire.

Dining Room

3.58m x 3.44m (11'8" x 11'3")

Double glazed French doors to rear. Coved ceiling.

L Shaped Kitchen/Breakfast Room

5.73m x 5.35m (max) (18'9" x 17'6" (max))

Two windows to rear and window to side. An extensive range of fitted units to eye and base level. Laminate roll top work surfaces with tiled surround and fitted breakfast bar. 1 and a half bowl sink unit with mixer taps and drainer. Built in microwave, dishwasher and fridge. Range style cooker with extractor fan above. Tiled flooring. Coved ceiling. Inset lighting.

Utility

2.30m x 2.21m (7'6" x 7'3")

Part glazed door to side. Units to eye and base level. Roll top work surfaces incorporating Butler style sink. Space and plumbing for washing machine. Central heating boiler. Tiled flooring. Coved ceiling. Inset spotlights. Space for American style fridge freezer.

FIRST FLOOR

Bedroom One

5.03m x 3.63m (16'6" x 11'10")

Window to front and side. Coved ceiling.

En-suite

Obscure window to front. White suite comprising corner shower cubicle, inset wash hand basin with vanity below and low level WC with concealed cistern. Tiling to three walls. Heated towel rail. Inset lighting. Coved ceiling.

Bedroom Two

4.42m x 3.85m (14'6" x 12'7")

Window to rear. Coved ceiling. Extensive range of fitted wardrobes to one wall. Matching drawer units and dressing table.

Bedroom Three

4.09m x 2.68m (13'5" x 8'9")

Window to front. Coved ceiling.

Bedroom Four

2.70m x 2.67m (8'10" x 8'9")

Window to front. Coved ceiling.

Family Bathroom

Obscure window to front. White suite comprising P shaped bath with mixer taps and independent shower over, inset wash hand basin with vanity below and low level WC with concealed cistern. Coved ceiling. inset lighting. Tiling to three walls

Landing

Stairs to ground floor. Window to front. Coved ceiling. Access to loft. Built in lining cupboard.

EXTERIOR

Rear and Side Garden

A well maintained secluded South facing rear garden commencing with a large Paved terrace which extends to the side of the property. Remainder laid to lawn with various mature flowers, trees and shrubs. Gate to front. Access

to garage. Pergola paved with walk way to rear of garden. Outside tap. Outside lighting.

Front Garden

Block paved driveway providing ample off street parking. Lawned gardens with various flowers and shrubs. Gate giving access to rear.

Double Garage

5.07m x 5.03m (16'7" x 16'6")

Two up and over doors to front. Part glazed door to side. Storage over. Power and light connected.

Services

Gas central heating. Mains water supply and drainage.

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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