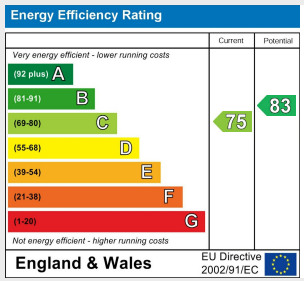
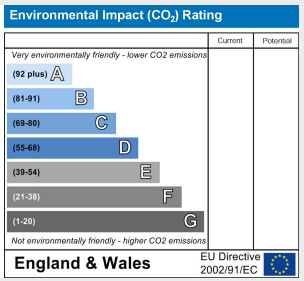
Paul Mason Associates

New Road, Hatfield Peverel, Essex, CM3 2HZ

Offers In Excess Of £475,000

- Popular location approx 0.8 miles from the train station
- Walking distance of the local amenities, Recreational Park and Primary School
- Four good size bedrooms
- En-suite shower room, family bathroom and ground floor cloakroom
- 21'10" x 12'2" lounge/dining room
- 13'8" x 12'0" modern fitted kitchen/breakfast room
- Conservatory & study/playroom
- Secluded good size rear garden measuring approx 55' x 33'
- Gas central heating & UPVC double glazing
- EPC - C





Ideally situated in the highly sought-after village of Hatfield Peverel, this extended and much improved four bedroom semi detached family home offers an excellent balance of space and convenience, ideal for modern living. The property is conveniently 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.

Internally the spacious ground floor accommodation comprises a splendid kitchen/breakfast room with large centre island and French doors leading to the garden, an impressive 21'10 x 12'2 lounge/dining room includes a feature fireplace with log burner and sliding patio doors leading to a pleasant conservatory overlooking the garden. There is also a useful multi purpose study/playroom and cloakroom/WC.

To the first floor there are four good size bedrooms, with the master bedroom benefiting from an ensuite shower room. There is also a modern family bathroom.

The rear garden is of a good size, measuring approx 55' x 33' and is well secluded from the neighbouring properties.

An internal viewing is highly recommended to appreciate the space on offer.

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 Railway Station - 0.8 miles
A12 Northbound - 0.4 miles
A12 Southbound - 1 mile
Hatfield Peverel Primary School - 0.3 miles
Chelmsford City Centre - 7.5 miles

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to front. Stairs to first floor and doors to:

Study/Playroom

3.63m x 2.31m (11'10" x 7'6")
Double glazed window to front. Laminated flooring.

Kitchen/Breakfast Room

4.17m x 3.66m (13'8" x 12'0")
Double glazed French doors to rear and double glazed window to side. Fully fitted Shaker style units with oak wood block wood surfaces. Island unit with granite worktop and drawers and storage cupboard below. One and a half bowl inset sink unit. Space and plumbing for washing machine. Integrated four ring hob, double oven below and under and extractor above. Integrated dishwasher and fridge/freezer. Slate tile flooring. Inset spot lighting.

Lounge/Dining Room

6.66m x 3.71m (21'10" x 12'2")
Double glazed window to front and double glazed patio doors leading to conservatory. Feature fireplace with

fitted log burner. Laminate flooring. TV point.

Conservatory
3.20m x 2.14m (10'5" x 7'0")
Brick and UPVC double glazed construction. French doors to garden.

Cloakroom
Modern white suite comprising low flush WC and wash hand basin. Cupboard housing combination gas fired boiler. Extractor fan.

FIRST FLOOR

Bedroom One
4.12m x 3.66m max (13'6" x 12'0" max)
Double glazed window to rear. Door to:

En-Suite Shower Room
Modern white suite comprising shower cubicle, wash hand basin and low level WC. Chrome ladder style radiator/towel warmer. Spot lighting and extractor fan.

Bedroom Two
3.73m x 3.02m + recess (12'2" x 9'10" + recess)
Double glazed window to front. Built in wardrobe.

Bedroom Three
3.63m x 2.41m (11'10" x 7'10")
Double glazed window to front.

Bedroom Four
3.53m x 2.18m (11'6" x 7'1")
Double glazed window to rear.

Family Bathroom
Obscure double glazed window to rear. Modern white suite comprising panelled bath with shower above and mixer taps, vanity storage unit with inset wash hand basin and low level WC. Part tiling to walls. Chrome ladder style radiator/towel warmer. Extractor fan.

Landing
Access to loft space. Stairs to ground floor.

EXTERIOR

Rear Garden - 55' x 33'
The rear garden is secluded and well maintained commencing with a large paved patio area. Remainder laid to lawn with various flowers and shrubs. Fencing to boundaries. Hinged gates to the rear giving the potential to create a driveway at the end of the garden should this be required for off street parking, with drop curb already in place.

Front Garden
Wildflower garden with tree and shrubs, enclosed by fencing.

Parking
Allocated parking spot in front of the hinged gate to the rear of the garden and plenty of on street parking

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 on 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.

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

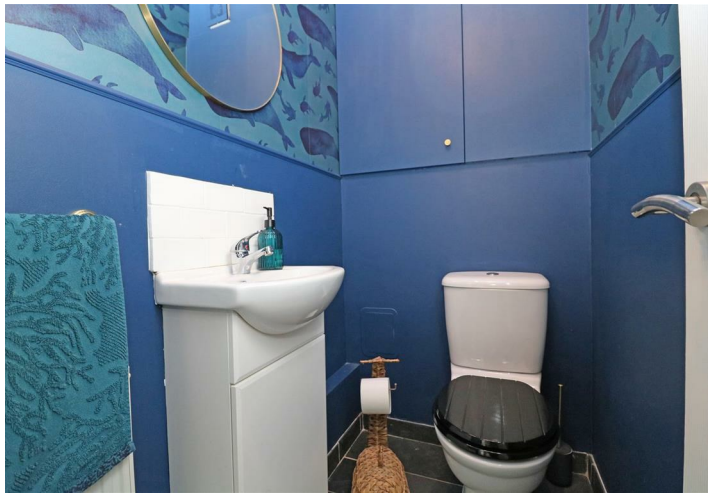
Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code