

Paul Mason Associates



Strutt Close, Hatfield Peverel, CM3 2HB
Guide Price £300,000 - £325,000

- Three Bedroom Terraced House
- Central Village Location
- Ideal for First Time Buyers and Downsize
- Short Walk to Local Shops, Amenities and Mainline Train Station
- South East Facing Lounge
- Good Sized Kitchen with Lean To Utility/Storage Space
- Three Bedrooms, Two Bedrooms with Fitted Wardrobes
- Low Maintenance, Block Paved Rear Garden
- Parking to the Front and Small Patio Area
- EPC - F

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(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	
	77		
	31		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

****Guide Price £300,000 - £325,000**.....Priced For A Quick Sale**.....Ideally located in the heart of Hatfield Peverel, this three-bedroom terraced home offers a fantastic opportunity for first-time buyers or downsizers looking to settle in a well-connected village setting. The property is conveniently positioned close to local shops and amenities, with Hatfield Peverel train station just a short walk away, providing direct links to London Liverpool Street. The A12 is also easily accessible, offering road connections to Chelmsford and Colchester.**

Internally, the home features a spacious entrance hallway leading to a cosy front-facing lounge, enhanced by large windows allowing for plenty of natural light. To the rear, there is a good-sized kitchen with access to a useful lean-to, ideal for additional storage or utility space, which in turn provides direct access to the garage.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a single, 2 of the bedrooms benefit from fitted wardrobes offering excellent storage. A three-piece family bathroom completes the first-floor accommodation.

Outside, the property enjoys a low-maintenance rear garden, block paved throughout, with access to the brick outbuilding. There is also off-road parking to the front of the property and a small patio area.

While the property would benefit from some modernisation, it offers an excellent opportunity for buyers to put their own stamp on a well-located and practical home.



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.

ACCOMODATION

GROUND FLOOR

Entrance Hallway

2.70m x 2.19m (8'10" x 7'2")

Lounge

3.61m x 3.36m (11'10" x 11'0")

Kitchen/Diner

5.54m x 2.59m (18'2" x 8'5")

Lean -To

2.91m x 2.14m (9'6" x 7'0")

FIRST FLOOR

Landing

Bedroom One

3.74m x 3.61m (12'3" x 11'10")

Bedroom Two

3.74m x 2.60m (12'3" x 8'6")

Bedroom Three

2.56m x 2.52m (8'4" x 8'3")

Family Bathroom

2.25m x 1.65m (7'4" x 5'4")

EXTERIOR

Rear Garden

Outbuilding

Parking to the Front

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

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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