

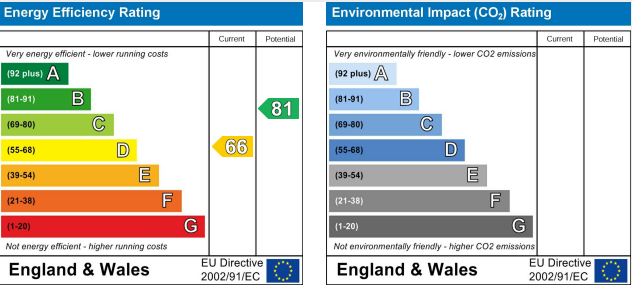
Paul Mason Associates



Baker Avenue, Hatfield Peverel, Essex, CM3 2LH

Guide Price £450,000 - £475,000

- Refurbished and much improved by the present sellers
- Two bedrooms to the first floor and further double bedroom to the ground floor
- Re-fitted modern bathroom
- Dual aspect 27'4 x 10'7 lounge/dining room
- Re-fitted kitchen and rear lobby/utility
- Replaced double glazed windows/doors plus replaced internal doors throughout
- Ample parking to front plus additional side access with space for Motorhome or additional parking
- Landscaped South/East facing rear garden with large summerhouse
- Ideally positioned approx 0.7 miles from the train station and 0.6 miles to the Primary School
- EPC - D



Guide Price £450,000 - £475,000.....Situatied in a popular cul-de-sac location within walking distance of the village amenities is this refurbished and much improved three bedroom semi detached chalet bungalow. The property is presented to an extremely high standard throughout with spacious and versatile accommodation. The property is ideally positioned approx 0.7 miles from the train station with direct links to London Liverpool Street, 0.6 miles to the Primary School and also within short driving distance of the A12 and Chelmsford City Centre. The accommodation comprises two double bedrooms to the first floor, a further double bedroom to the ground floor, re-fitted modern bathroom, spacious 27'4 x 10'7 lounge/dining room and re-fitted kitchen. To the outside there is good size South/East facing plot which includes a large driveway providing ample off street parking, a landscaped secluded rear garden with gates to side giving access for vehicles plus Motorhome or similar plus a large summerhouse and gazebo. An internal viewing is strongly advised to avoid disappointment.



Distances

Hatfield Peverel Railway Station (0.7 miles)
Hatfield Peverel Primary School (0.6 miles)
A12 Northbound (0.7 miles)
A12 Southbound (0.8 miles)
Chelmsford City Centre (7.8 miles)
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Composite entrance door.
Door to:-

Entrance Hall

Radiator. Built in storage cupboard.

Lounge/Dining Room

8.34m x 3.24m (27'4" x 10'7")
Double glazed sliding patio doors to rear and double glazed window to front.
Telephone point. Stairs to first floor. Radiators. Coved ceiling.

Re-Fitted Kitchen

3.52m x 2.45m (11'6" x 8'0")
Double glazed window to side

and double glazed door to rear. A range of re-fitted units to base and eye level.
Laminate work surfaces incorporating sink unit with mixer taps. Space for appliances including free standing range style cooker, full height fridge/freezer and washing machine. Part tiled walls. Radiator.

Rear Lobby/Utility Room

Bedroom One

4.13m x 3.74m (13'6" x 12'3")
Double glazed windows to front and window to side.
Radiator.

Re-Fitted Bathroom

Obscure double glazed window to side. Re-fitted modern white suite comprising panelled bath with shower over. Vanity wash hand basin with mixer taps and storage below. Low level WC. Fully tiled walls.

FIRST FLOOR

Bedroom Two

4.27m x 3.00m (14'0" x 9'10")
Double glazed window to rear.

Built in double wardrobes.
Access to eaves storage.
Radiator.

Bedroom Three

4.27m x 2.22m (14'0" x 7'3")
Double glazed window to rear.
Radiator. Range of fitted wardrobes.

Landing

Double glazed window to rear.
Stairs to ground floor.

EXTERIOR

Front Garden

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

Rear Garden

A landscaped well maintained good size secluded rear garden commencing with a large paved patio area with pergola. Lawned gardens with various flowers and shrubs.
Feature gazebo. Fencing to boundaries with two sets on hinged gates to side giving

access for both cars and also Motorhome or similar.
Summerhouse and garden potting shed to remain. Gate giving access to front. Outside lighting.

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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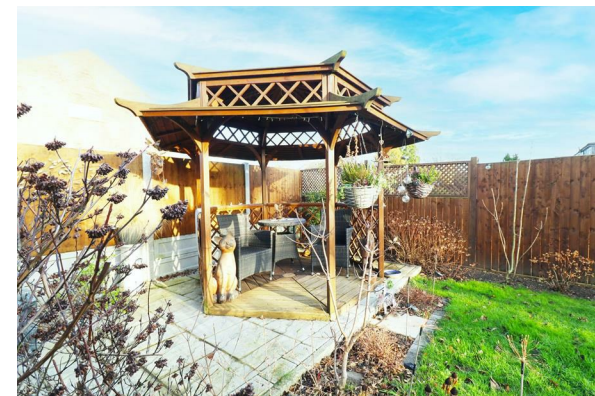
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