



Warren End

Freehold
Tax Band: E

Hatfield Peverel, Chelmsford, CM3 2GG

Offers In Excess Of £500,000



Boasting an UNOVERLOOKED & generously-sized rear garden, a spacious 17' DUAL ASPECT lounge, modern 17' kitchen/diner plus UTILITY ROOM and COUNTRYSIDE VIEWS to the front aspect is this NEARLY NEW three bedroom DETACHED property. Benefiting from a sizeable CORNER PLOT position with POTENTIAL TO EXTEND (STPP), an EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom and ideally tucked away in a CUL-DE-SAC location within the highly regarded village of Hatfield Peverel. Walking distance to Hatfield Peverel Station (Mainline To London Liverpool St) and convenient access to all local shops/amenities, A12 & Chelmsford City Centre. Contact Hamilton Piers of Hatfield Peverel to view!



Warren End, Hatfield Peverel, Chelmsford, CM3 2GG

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, radiator, Amtico flooring.

CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, Amtico flooring.

LOUNGE:

17'8 x 10'3 (5.38m x 3.12m)

Double glazed windows to front and side aspects, custom built storage cupboards, radiator, carpeted flooring.

KITCHEN / DINER:

17'8 x 9'5 (5.38m x 2.87m)

Double glazed windows to front and side aspects, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator, Amtico flooring. French doors to rear garden.

UTILITY ROOM:

Matching base and wall units, roll top work surface, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), under stairs cupboard, radiator, Amtico flooring. Door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, airing cupboard, loft access, radiator, carpeted flooring.

MASTER BEDROOM:

12'4 x 10'1 plus door recess (3.76m x 3.07m plus door recess)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, low level WC, pedestal wash hand basin, tiled flooring.

BEDROOM TWO:

10'9 x 9'8 (3.28m x 2.95m)

Double glazed window to front aspect, built-in storage cupboard/wardrobe, radiator, carpeted flooring.

BEDROOM THREE:

8'9 x 7'4 (2.67m x 2.24m)

Double glazed window to side aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously size rear garden, comprising a patio area which extends across the property rear with a further raised patio and BBQ area across one side with remainder mainly laid to lawn, flowering beds set into raised sleepers, storage shed, gated side access.

DRIVEWAY & PARKING:

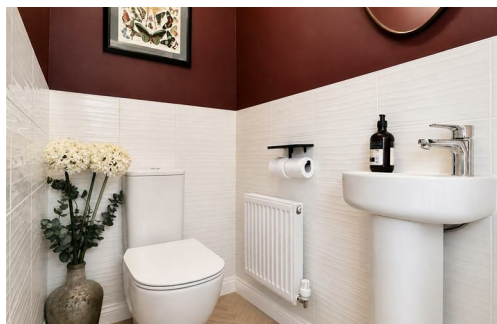
Driveway parking for 2-3 vehicles with further parking available to property frontage for an additional 1-2 vehicles.

AGENTS NOTES:

Service Charge (Management Fee): £260 per annum

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

