

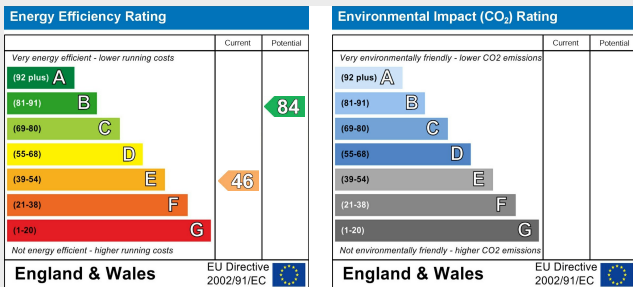
Paul Mason Associates

Paul Mason  
for sale  
01245 382355

Priory Farm Road, Hatfield Peverel, Essex, CM3 2NL  
Guide price £425,000

- Highly sought after location within the popular village of Nounsley
- Three good size bedrooms
- Refitted modern shower room
- Kitchen overlooking the rear garden
- Good size secluded south/east facing rear garden measuring approximately 70' x 40'
- Single garage plus ample off street parking
- Scope to extend
- Planning permission granted for single story extension to the rear - Planning Reference 23/00755/HH
- Approx 1.6 miles from Hatfield Peverel Railway Station feeding London Liverpool Street

■ EPC - E



**\*\*GUIDE PRICE £425,000 - £450,000\*\***.....Situated in the highly desirable hamlet of Nounsley, approx 1.6 miles from Hatfield Peverel train station and within short walking distance of open countryside with an array of amazing picturesque walks, is this three bedroom semi detached bungalow. The property benefits from a refitted kitchen as well as being fully redecorated throughout and boasts ample scope to extend and improve, with planning permission already passed for a single storey extension to the rear, planning reference 23/00755/HH. The current accommodation comprises three bedrooms, modern refitted shower room, 12'8 x 11'11 lounge and refitted kitchen with views over the rear garden. To the outside the property boasts a good size secluded south/east facing rear garden measuring approximately 70' x 40', a single garage and driveway providing ample off street parking. Nounsley is a hamlet in the parish of Hatfield Peverel, in the Braintree district, ideally positioned within short driving distance of Witham and Maldon town's and Chelmsford City Centre. Viewing strongly advised.



## Distances

Hatfield Peverel Railway Station  
feeding London Liverpool Street  
(1.6 miles)

Hatfield Peverel Primary School  
(1 mile)

A12 Northbound (1.3 miles)

A12 Southbound (2 miles)

Chelmsford City Centre (7.5  
miles)

(All mileages are approximate)

## ACCOMMODATION

### Entrance Porch

Obscure double glazed entrance  
door. Obscure double glazed  
windows to front and side. Tiled  
flooring. Obscure glazed door to  
–

### Entrance Hall

Access to part boarded loft via  
pull down ladder.

### Bedroom One

3.63m x 3.18m (11'10" x 10'5" )  
Double glazed window to front.

### Bedroom Two

3.68m x 2.80m (12'0" x 9'2" )  
Double glazed window to side.

### Bedroom Three

3.05m x 2.44m (10'0" x 8'0" )  
Double glazed window to side.

## Refitted Shower Room

Obscure double glazed window  
to rear. Refitted modern white  
suite comprising low-level WC  
and vanity wash and basin with  
mixer taps and storage  
cupboard below. Large shower  
cubicle with tiled surround and  
fitted glass shower screen. Tiled  
flooring.

## Lounge

3.88m x 3.65m (12'8" x 11'11")  
Double glazed window to front.  
Open fireplace. TV point.

## Refitted Kitchen

3.60m x 2.79m (11'9" x 9'1" )  
Double glazed window and door  
to rear. A range of fitted units to  
eye and base level. Laminate  
work surface and stainless steel  
sink unit. Built-in oven, hob and  
extractor. Integrated dishwasher.  
Space for washing machine and  
fridge/freezer. Airing cupboard  
housing hot water cylinder.  
Larder cupboard.

## EXTERIOR

### Garage

5.17m x 2.84m (16'11" x 9'3" )  
Side hinged doors to front.  
Power and light connected.  
Door to side leading to rear  
garden.

## Rear Garden - Approx 70' x 40'

A good size secluded south/east  
facing rear garden commencing  
with a private paved patio area.  
Lawned gardens with mature  
flowers and shrubs to borders.  
Fencing to boundaries. Gate to  
side giving access to parking  
area.

## Front Garden

Driveway leading to garage  
providing ample offstreet  
parking. Lawned garden is to  
front with various mature flowers  
and shrubs.

## Services

Newly installed electric heating.  
Mains water supply and  
drainage. No mains gas  
connected.

## 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.



Paul Mason Associates

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