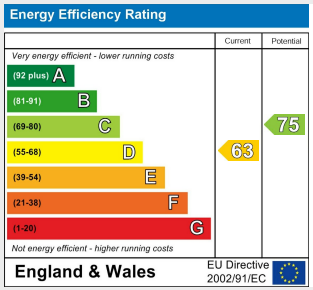
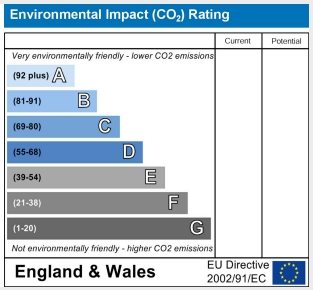
Paul Mason Associates

St. Andrews Road, Hatfield Peverel, Essex, CM3 2EL

Offers in excess of £300,000

- No onward chain - Keys held for viewings
- Two double bedroom semi detached house
- Re-fitted ground floor bathroom
- 18' x 10'3 lounge/dining room
- 12'4 x 10'10 re-fitted kitchen/breakfast room
- Good size rear garden
- Carport and off street parking
- Gas central heating
- Walking distance of village amenities, shops and train station
- EPC - TBC





NO ONWARD CHAIN.....This well presented two-bedroom semi-detached house is situated in a highly sought-after location, close to a range of local amenities including shops, bus routes, a dentist and pubs. It also offers excellent transport links, being within easy reach of the A12 with access to London and Colchester, as well as being less than half a mile walk from Hatfield Peverel train station with direct services into London.

The property has been improved over the last 12 months with the ground floor accommodation comprising an entrance hall leading to a dual aspect 18' x 10'3 lounge/dining room with feature fireplace, 12'4 x 10'10 re-fitted kitchen/breakfast room, re-fitted bathroom and side lobby with useful utility area and additional storage. To the first floor there are two double bedrooms.

The property has the benefit of new flooring and internal doors throughout, along with gas central heating. Externally there is a good size driveway along with useful car port, providing off street parking. There is also a good size south facing rear garden.

INTERNAL VIEWING IS HIGHLY ADVISED.

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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Re-Fitted Bathroom

Lounge/Dining Room
5.50m x 3.14m (18'0" x 10'3")

Re-Fitted Kitchen/Breakfast Room
3.78m x 3.31m (12'4" x 10'10")

FIRST FLOOR

Bedroom One
4.58m x 3.15m (15'0" x 10'4")

Bedroom Two
3.66m x 2.77m (12'0" x 9'1")

Landing

EXTERIOR

Car Port

Driveway Providing Off Street Parking

Rear Garden

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 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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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

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