

Paul Mason Associates



Station Road, Hatfield Peverel, CM3 2DT
Offers in excess of £300,000

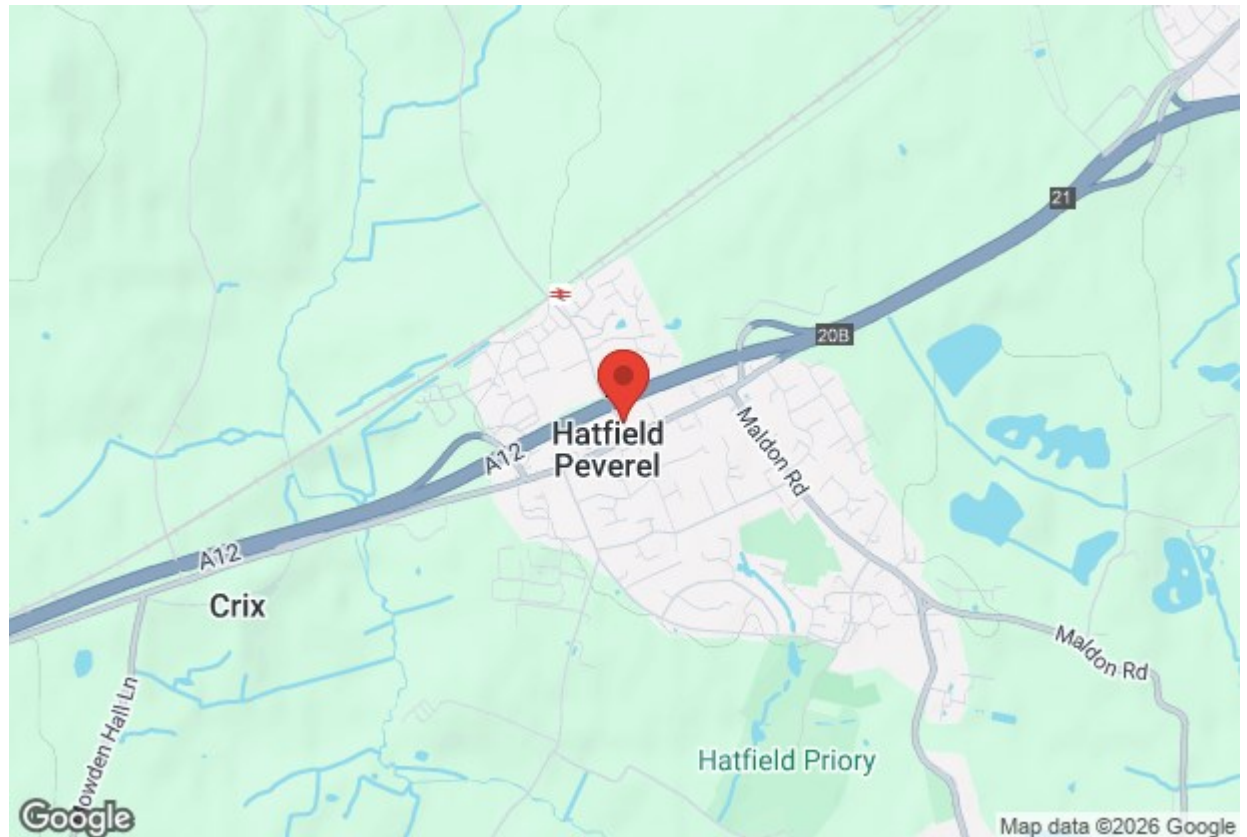
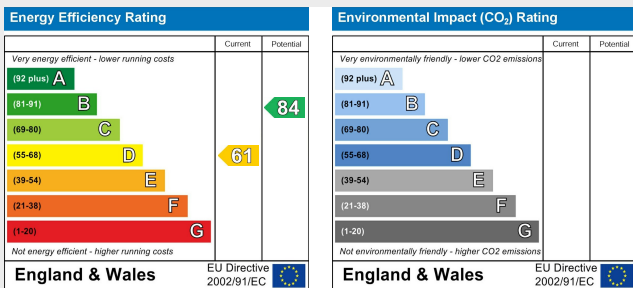
- Situated in a prime location close to the mainline train station
- Bright 12'0" x 10'4" lounge with archway leading to the dining room
- Good sized kitchen with space for a fridge freezer
- Utility area housing the gas boiler and space for a washing machine
- Three piece family bathroom
- Three good sized bedrooms
- Rear patio and driveway for 1/2 cars
- Front garden laid to lawn
- No onward chain
- EPC - D

**** NO ONWARD CHAIN****This well-presented three-bedroom terraced home is being offered for sale for the first time since it's construction more than 100 years ago. It is situated in a prime location, just a stone's throw from Hatfield Peverel station, offering direct links into London Liverpool Street. The property is also within walking distance of the village amenities, including shops, a dentist, doctors, and a pub, making it ideally placed for both commuters and families alike.

Inside, the property offers a good-sized lounge with a bright front-facing window, creating a light and welcoming living space, which leads through to a separate dining room. The kitchen is also well-proportioned and provides space for a fridge/freezer, along with a small utility area with room for a washing machine. A three-piece family bathroom completes the ground floor. Upstairs, there are three good-sized bedrooms, providing ample accommodation for a growing family, guests, or home working.

Externally, the rear garden features a paved patio area and private parking for 1-2 cars. Additional parking is available to the rear of the property via an annual licence agreement on land owned by the seller, subject to the landowner's discretion. To the front, the garden is laid to lawn and the gate opens directly onto the station, providing easy access for commuters.

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 Hallway

Lounge
3.66m x 3.15m (12'0" x 10'4")

Dining Room
3.81m x 3.17 (12'5" x 10'4")

Kitchen
4.12m x 2.14 max (13'6" x 7'0" max)

Utility Area

1.41m x 0.92m (4'7" x 3'0")

Family Bathroom

2.22m x 2.14m (7'3" x 7'0")

FIRST FLOOR

Bedroom One

4.95m x 2.75 max (16'2" x 9'0" max)

Bedroom Two

3.66m x 2.52 (12'0" x 8'3")

Bedroom Three

2.62m x 2.44m (8'7" x 8'0")

EXTERIOR

Frontage

Allocated Parking

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
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.

Seller's Notes

Please note that additional parking is available to the rear of the property via an annual licence agreement on land owned by the seller, subject to the landowner's discretion



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