



The Green

Hatfield Peverel, Chelmsford, CM3 2JH

Freehold
Tax Band: C

Offers In Excess Of £350,000



Boasting NO ONWARD CHAIN, an UNOVERLOOKED and generously-sized rear garden plus SIZEABLE FRONTAGE (potential to create large driveway*) is this well-proportioned three bedroom SEMI-DETACHED property. Benefiting from huge POTENTIAL TO EXTEND/CONVERT (STPP), an ideal project in need of modernisation and situated in the highly regarded village of Hatfield Peverel, close to all local shops/amenities, Primary School and Station (35mins To London Liverpool St). Convenient access to A12 & Chelmsford City Centre - Perfect for first time buyers! Call local leading property experts Hamilton Piers to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring.

DINING / PLAYROOM:

10'5 x 10'2 (3.18m x 3.10m)

Double glazed windows to front and side aspects, radiator, carpeted flooring.

LOUNGE:

13'10 x 11'5 (4.22m x 3.48m)

Double glazed windows to front and rear aspects, central fireplace with surround, radiator, carpeted flooring.

KITCHEN:

10'4 x 7'5 (3.15m x 2.26m)

Double glazed window to rear aspect, fitted matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for cooker, fridge/freezer and washing machine/dishwasher, wall-mounted boiler.

REAR LOBBY:

Access to walk-in larder/utility cupboard, door to cloakroom and access to lean-to.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC.

LEAN-TO CONSERVATORY:

12'3 x 7'8 (3.73m x 2.34m)

Timber built with polycarbonate roof. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

BEDROOM ONE:

14'6 x 11'5 reducing to 7'10 (4.42m x 3.48m reducing to 2.39m)

Double glazed windows to front and rear aspects, built-in wardrobe, radiator, carpeted flooring.

BEDROOM TWO:

10'7 x 9'3 (3.23m x 2.82m)

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

BEDROOM THREE:

10'7 x 7'5 max (3.23m x 2.26m max)

Double glazed window to rear aspect, two built-in cupboards, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap, low level WC, pedestal wash hand basin, radiator.

EXTERIOR:

REAR GARDEN:

Unoverlooked and well-established rear garden, enclosed by fencing and comprising a hardstanding patio area to immediate property rear, remainder mainly laid to lawn with a variety of mature trees and shrubs throughout, greenhouse, storage shed, access to garage and driveway.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with up and over door. Driveway parking for 2-3 vehicles with the potential to create a large driveway for additional vehicles.

AGENTS NOTES:

Council Tax Band: C

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



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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.

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