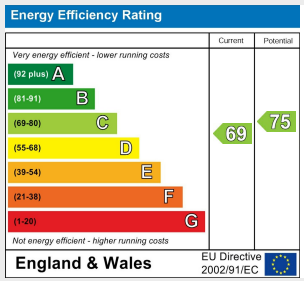
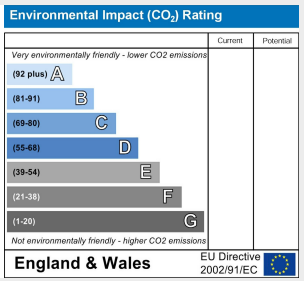
Paul Mason Associates

Ferndown Way, Hatfield Peverel, Essex, CM3 2JU

Guide Price £549,000

- Sought after turning within the desirable village of Hatfield Peverel
- Three/Four bedroom detached family home
- Modern four piece family bathroom plus ground floor cloakroom
- Lounge leading through to pleasant conservatory overlooking the garden
- Ground floor bedroom four/study
- Large reception hall and fitted kitchen
- Splendid approx 100' x 40' South/East facing rear garden
- Garage and block paved driveway providing off street parking
- Approx half a mile from the train station with direct lionks to London Liverpool Street
- EPC - C





Situated in a highly desirable turning, ideally positioned just over half a mile from the train station with direct access to London Liverpool Street, is this well presented detached family home.

One of the main highlights of this wonderful property must surely be the approx 100' x 40' secluded and well maintained south/east facing rear garden, which has been lovingly maintained by the current sellers.

Internally the ground floor accommodation comprises a entrance porch leading through to an impressive 13'8 x 10'5 reception hall, 16'9 x 12' offering an open aspect through to the conservatory with views over the garden, bedroom four/study/snug, fitted kitchen and modern cloakroom.

To the first floor there are three good size bedrooms, along with a modern four piece family bathroom.

Externally there is a detached garage with door to rear offering access to the garden and a block paved driveway providing off street parking.

Along with easy station access, the property is also conveniently located within walking distance of the Primary school, local Recreational Park and many villages amenities including a choice of village pubs, Co-op, doctors, dentist, bus service and much more.

An internal viewing is highly recommended.

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 Porch

Reception Hall
4.17m x 3.20m (13'8" x 10'5")

Cloakroom

Lounge
5.12m x 3.66m (16'9" x 12'0")

Conservatory
3.54m x 3.48m (11'7" x 11'5")

Study/Bedroom Four
3.15m x 2.57m (10'4" x 8'5")

Kitchen
3.58m x 2.59m (11'8" x 8'5")

FIRST FLOOR

Bedroom One
4.45m x 3.76m (14'7" x 12'4")

Bedroom Two
3.68m x 3.36m (12'0" x 11'0")

Bedroom Three
3.18m x 2.75m (10'5" x 9'0")

Family Bathroom

Landing

EXTERIOR

Detached Garage

Rear Garden - Approx 100' x 40' - South/East Facin

Block Paved Driveway

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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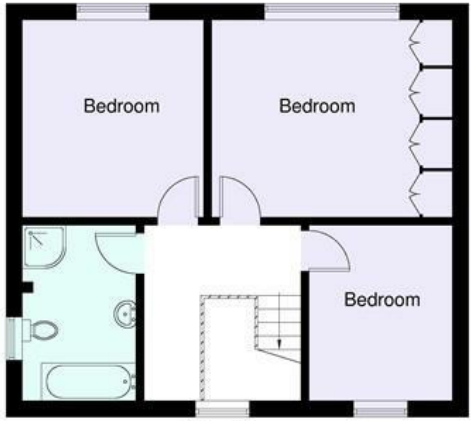
Approximate Gross Internal Area = 130.6 sq m / 1405 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 144 sq m / 1549 sq ft



First Floor

Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

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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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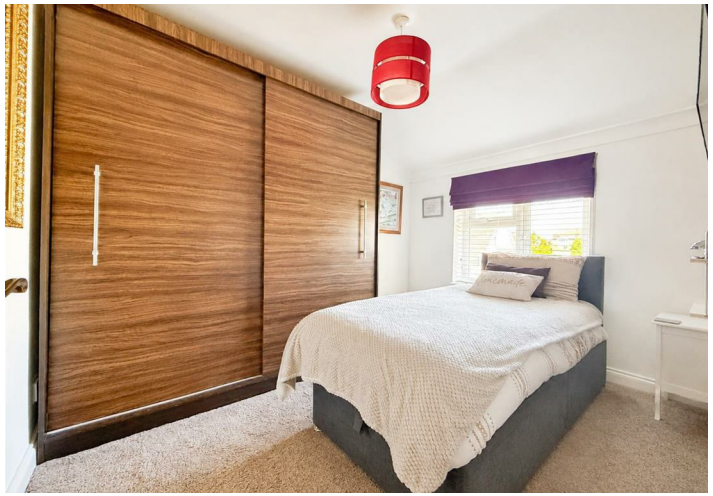

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