

Paul Mason *Associates*



Elizabeth Way, Hatfield Peverel, Essex, CM3 2RU

Guide Price £340,000 - £350,000

- Sought After Private Road
- Spacious End Of Terrace Property
- Two Double Bedrooms
- Ground Floor Family Bathroom and WC on the First Floor
- Modern Kitchen with Integrated Cooker and Dishwasher
- Lounge with Feature Fireplace and Sliding Doors to Garden - Separate Dining Room
- Good Sized Rear Garden with Side Access
- Detached Double Garage Offering Parking and Storage
- Walk To Station and Amenities
- EPC - D

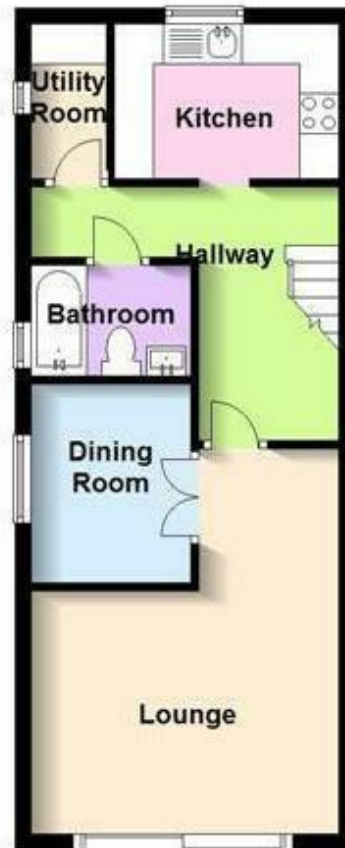
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>82</b>		
	<b>64</b>		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

**\*\*GUIDE PRICE £340,000 - £350,000\*\***.....Situated on a private road in the sought-after village of Hatfield Peverel, this well-presented two-bedroom home offers comfortable and versatile living accommodation. The property is conveniently situated approx 0.7 miles from the train station offering direct links to London Liverpool Street and also within walking distance of the local Primary School and many village amenities, shops and services. The ground floor features a fitted kitchen with integrated cooker and dishwasher, a separate dining room ideal for entertaining, and a cozy lounge with sliding doors opening directly onto the rear garden, creating a bright and welcoming living space. A convenient family bathroom and utility room completes the ground floor.

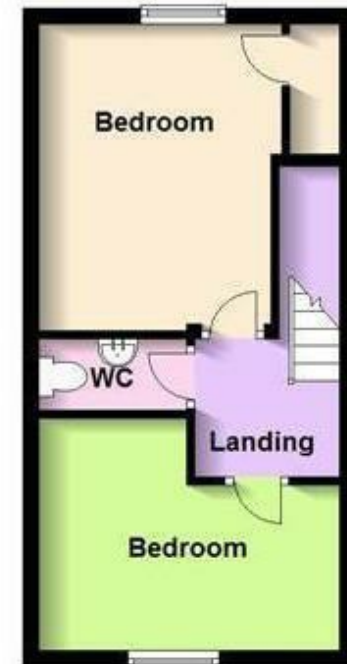
Upstairs, the property offers two good-sized bedrooms and a WC, providing well-balanced accommodation suitable for a range of buyers. Externally, the property benefits from a low-maintenance garden with a sheltered seating area, perfect for outdoor relaxation, along with side access to the property. Further enhancing the appeal is a detached double garage, offering excellent storage and parking.

Set within a quiet and private location, this home combines village charm with practical living and would make an ideal first-time purchase, downsizer, or investment opportunity.

### Ground Floor



### First Floor



### 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.

### Distances

Hatfield Peverel Train Station 0.7 miles  
A12 Northbound 0.6 miles  
A12 Southbound 0.7 miles  
Hatfield Peverel Primary School 0.7 miles  
Chelmsford City Centre 7 miles  
(All distances are approximate)

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

##### Utility Room

1.93m x 0.99m (6'3" x 3'2")

##### Kitchen

##### Dining Room

2.54m x 2.01m (8'3" x 6'7")

##### Family Bathroom

2.01m x 1.53m (6'7" x 5'0" )

##### Lounge

4.75m x 3.86m (15'7" x 12'7")

#### FIRST FLOOR

##### Landing

##### Bedroom One

4.01m x 2.82m (13'1" x 9'3")

##### Bedroom Two

3.89m x 2.49m (12'9" x 8'2")

##### WC

#### EXTERIOR

##### Rear Garden

##### Allocated Parking

##### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

##### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas  
Local Authority - Braintree

##### Residents Association

£324 per year residents association fee for maintenance of

private road and communal areas along with insurance.

### 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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