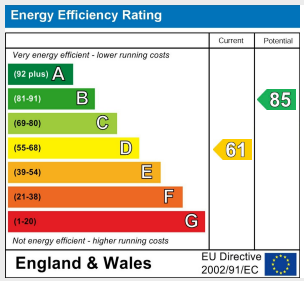
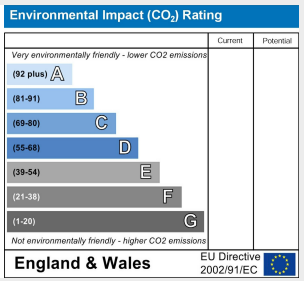
Paul Mason Associates

The Street, Hatfield Peverel, Essex, CM3 2ET

Guide price £475,000

- Splendid character semi detached cottage dating back to the late 1800's, presented to a high standard throughout
- Approx 0.3 miles from the train station - Close to village amenities
- Four good size bedrooms
- Modern four piece bathroom suite
- 25' x 10' lounge/dining room
- 13'6 x 10'11 re-fitted kitchen/breakfast room plus utility room
- 10'11 x 10'4 reception hall/study area
- Double garage plus separate workshop - Off street parking
- Low maintenance south facing private rear garden
- EPC - D





A splendid four bedroom semi detached cottage dating back to the late 1800's, offering a wealth of charm and character and being much improved by the present sellers to a high specification throughout.

The cottage is ideally situated in the heart of Hatfield Peverel, within walking distance of local shops and village amenities, the train station with direct links into London, and the highly regarded primary school, making it a perfect home for families and commuters alike.

To the ground floor the spacious entrance hall offers a feature log burner and double glazed sash windows. This leads through to a pleasant dual aspect 25' x 10' lounge/dining room with feature fireplace, sash windows and door to the rear garden. Both the lounge and principal bedroom benefit from built-in air-conditioning units, which also provide energy-efficient warm-air heating during the colder months.

The modern fitted shaker style kitchen offers solid oak worktops and a Rangemaster cooker, along with stylish herringbone flooring. There is also a separate utility room offering additional storage and space for appliances including a fridge/freezer, washing machine and dishwasher.

To the first floor, there are four good size bedrooms, three of which benefit from built-in wardrobes, along with a modern four piece family bathroom. A fully boarded loft with ladder access provides additional storage.

Externally, the property boasts a secluded and low-maintenance, south-facing rear garden, predominantly block paved and ideal for outdoor entertaining or additional parking if required. There is also gated side access leading to a driveway providing off-road parking.

The outside space also boasts a large double garage with heating and an electric roller door, offering potential for conversion into a garden room or workspace, along with an adjoining fully insulated workshop. There is also a electric vehicle charging point.

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 Railway Station feeding
London Liverpool Street (0.3 miles)
A12 Southbound (0.4 miles)
A12 Northbound (0.5 miles)
Hatfield Peverel Primary School (0.8 miles)
London Stansted Airport (20.2 miles)

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Reception Hall/Study Area
3.33m x 3.17m (10'11" x 10'4")

Lounge/Dining Room
7.64m x 3.05m (25'0" x 10'0")

Kitchen/Breakfast Room
4.13m x 3.34m (13'6" x 10'11")

Utility Room
2.78m x 1.84m (9'1" x 6'0")

FIRST FLOOR

Bedroom One
4.17m x 3.05m max (13'8" x 10'0" max)

Bedroom Two
3.32m x 3.15m (10'10" x 10'4")

Bedroom Three
3.32m x 3.05m (10'10" x 10'0")

Bedroom Four
2.41m x 2.36m (7'10" x 7'8")

Family Bathroom

Landing

EXTERIOR

Double Garage

Workshop

Off Street Parking

South Facing Rear Garden

Services

Gas central heating. Mains water supply and drainage.

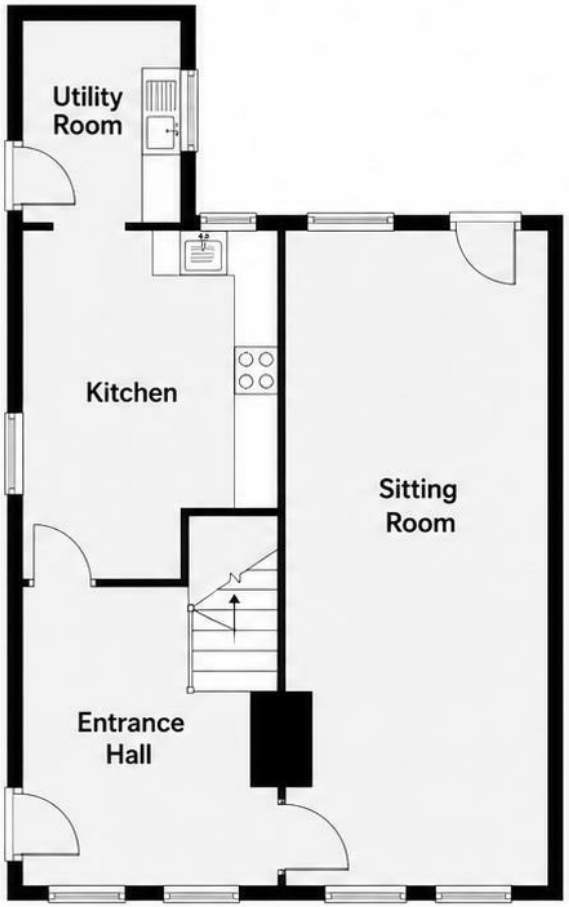
Viewings

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

Important Notices

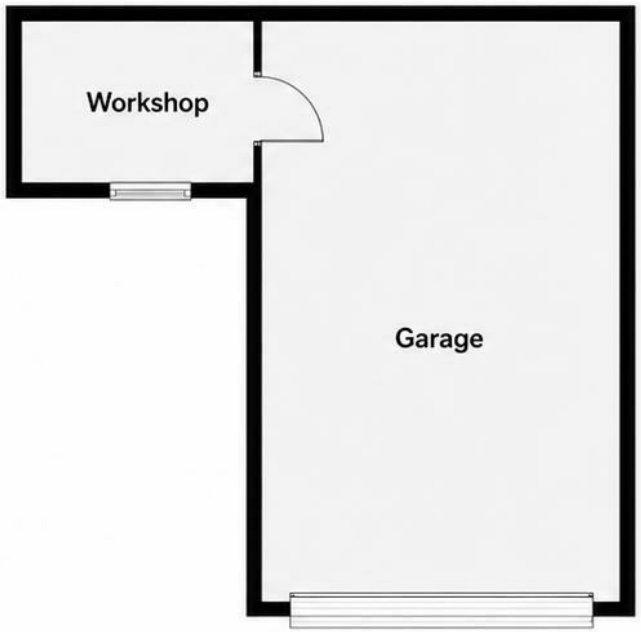
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Ground Floor



First Floor

Outbuilding



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

OFT Approved code

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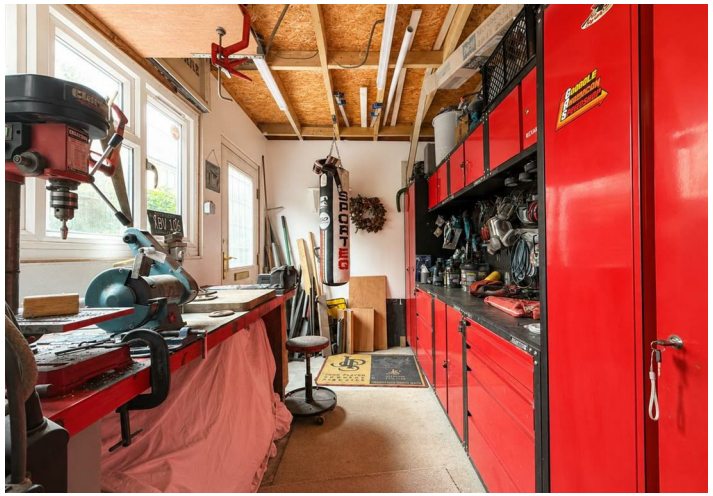

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