

Paul Mason Associates

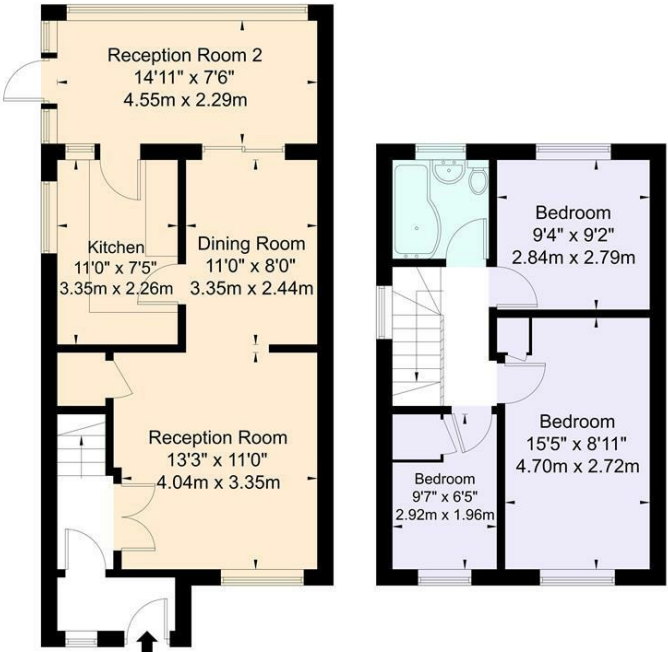


Stone Path Drive, Hatfield Peverel, Essex, CM3 2LG
£1,800 Per month

- Available immediately
- Three bedrooms and re-fitted bathroom
- Lounge
- Dining Room
- Garden Room
- Re-fitted kitchen
- Driveway with carport providing off street parking
- Front and rear gardens
- Hatfield Peverel Railway Station - 0.6 miles
- EPC - TBC

Available immediately is this three bedroom semi detached house, ideally situated in a popular cul-de-sac within 0.6 miles of a mainline train station. The property has been completely renovated by the current landlord to a high standard throughout and comprises lounge, separate dining room, garden room and re-fitted kitchen to the ground floor. The first floor comprises three bedrooms and a re-fitted family bathroom. Externally there are gardens to the front and rear, as well as driveway with carport providing ample off street parking. The village of Hatfield Peverel benefits from an infant and junior school, shops, doctors, dentists and station with trains into London Liverpool Street.

Stone Path Drive, Hatfield Peverel, CM3 2LG
 Approximate Gross Internal Area = 88.9 sq m / 956 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
	79		
	68		
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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.

Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street
(0.6 miles)
A12 Northbound (0.7 miles)
A12 Southbound (0.8 miles)
Hatfield Peverel Junior School
(0.7 miles)
London Stansted Airport (20.4
miles)

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Lobby

Part glazed entrance door and
window to front, glazed door to:

Entrance Hall

Stairs to first floor, door to:

Lounge

4.03m x 3.75m (13'2" x 12'3")
Window to front understairs
storage cupboard, opening to

Dining Room

3.34m x 2.45m (10'11" x 8'0")
Glazed sliding patio doors to:

Garden Room

4.54m x 2.30m (14'10" x 7'6")
Windows and glazed doors to
the rear garden.

Kitchen

3.33m x 2.32m (10'11" x 7'7")
Units fitted to eye and base level
finished with laminate roll top
work surfaces and inset
stainless steel sink unit with
drainer and mixer taps. Space
for washing machine, built-in
oven and hob. Window to side.

FIRST FLOOR

Bedroom

4.67m x 2.72m (15'3" x 8'11")
Window to front, airing
cupboard, housing hot water
cylinder and immersion

Bedroom

2.84m x 2.79m (9'3" x 9'1")
Window to rear

Bedroom

2.93m x 1.96m (9'7" x 6'5")
Window to rear and built-in
cupboard.

Bathroom

Refitted white suite comprising
bath with mixer taps and
independent shower over, inset
wash hand basin and low level
WC with concealed cistern.
Panelled walls, heated towel rail
and obscure window to rear.

Landing

Stairs to ground floor and
window to side, access to loft.

EXTERIOR

Rear Garden

Mainly laid to lawn with footpath
to a rear seating area. Gate to
side leading to front.

Front Garden

Lawn area to front. Driveway
providing off street parking and
access to the entrance door.

Recent Improvements Completed By The Landlord

All ceiling replastered
Property painted throughout
New UPVC double glazing units
and door to room at rear
New roof, guttering and fascia to
room at rear
New LVT flooring throughout
New stairs carpet
New electric fuse box and major
electrical works done
New skirting throughout
Brand new bathroom
Bath and shower have pumped
water
Hinges replaced on window
where required
A number of new radiators
Quality induction hob and oven
New UPVC kitchen door
New large UPVC sliding doors
from dining room to room at rear
Refitted kitchen
New roof to carport.

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.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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