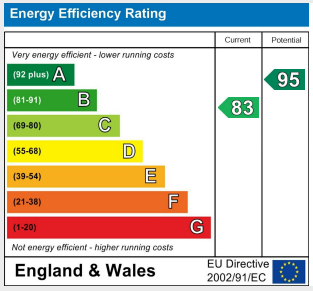
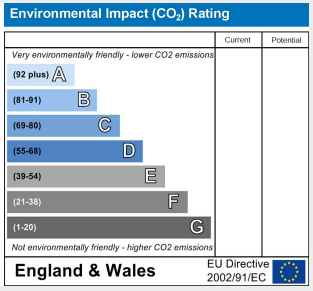


Friesian Way, Hatfield Peverel, Essex, CM3 2FP

Guide Price £450,000 - £475,000

- No onward chain - Keys held for viewings
- Modern detached home built by Bellway in 2021
- Presented to a high specification throughout
- Three good size bedrooms
- Ensuite shower room, family bathroom and ground floor cloakroom
- Lounge and spacious kitchen/diner with appliances and French doors leading to garden
- Garage and driveway providing off street parking
- Low maintenance rear garden
- Short walk to train station with direct links to London Loverpool Street
- EPC - B





*** Guide Price £450,000 - £475,000 ***.....Offered for sale with the benefit of no onward chain, is this well presented three bedroom detached home built by Bellway Homes in 2021.

The property is ideally situated within short walking distance of the train station with direct links to London Liverpool Street.

The property has been well maintained throughout with the accommodation comprising three good size bedrooms, ensuite shower room to the master bedroom, family bathroom and ground floor cloakroom, 17'8 x 10'7 lounge and modern 17'8 x 10'1 fitted kitchen/dining room with integrated appliances and French doors leading to the garden.

The property also boasts a low maintenance rear garden, large single garage, driveway providing off street parking, gas central heating and UPVC double glazing. The property also has the benefit of being fully alarmed.

Hatfield Peverel is a highly regarded Essex village, popular with families and commuters alike. The village offers a variety of local amenities, including shops, schools, public houses and recreational facilities. Hatfield Peverel railway station provides direct services to London Liverpool Street, while the nearby A12 offers excellent road connections to Chelmsford, Colchester and the surrounding areas.

Keys held for viewings.



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 Hall

Cloakroom

Lounge
5.39m x 3.23m (17'8" x 10'7")

Kitchen/Dining Room
5.41m x 3.09m (17'8" x 10'1")

FIRST FLOOR

Bedroom One
3.39m x 3.05m (11'1" x 10'0")

Ensuite Shower Room

Bedroom Two
3.53m x 2.33m (11'6" x 7'7")

Bedroom Three
3.09m x 2.56m (10'1" x 8'4")

Family Bathroom

Landing

EXTERIOR

Garage
7.18m x 3.07m (23'6" x 10'0")

Rear Garden

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.



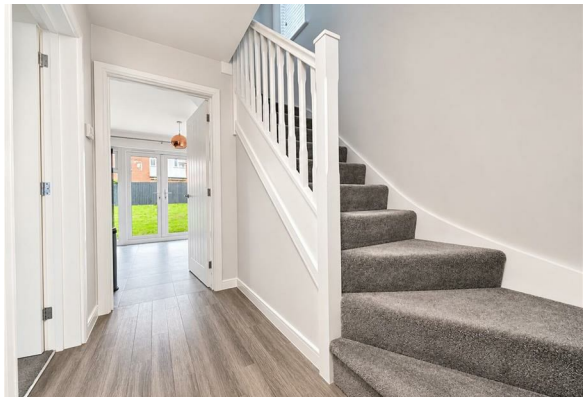














Paul Mason Associates

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

The Property Ombudsman SALES

OFT Approved code















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