

**oakheart**



**£350,000**

Offers In Excess Of

The Pastures, Hatfield Peverel, Chelmsford

Nestled in the charming village of Hatfield Peverel, this delightful end-terrace house offers a perfect blend of modern living and convenience. With a well-thought-out layout spanning 604 square feet, the property features two comfortable bedrooms, making it an ideal choice for small families or professionals seeking a peaceful retreat.

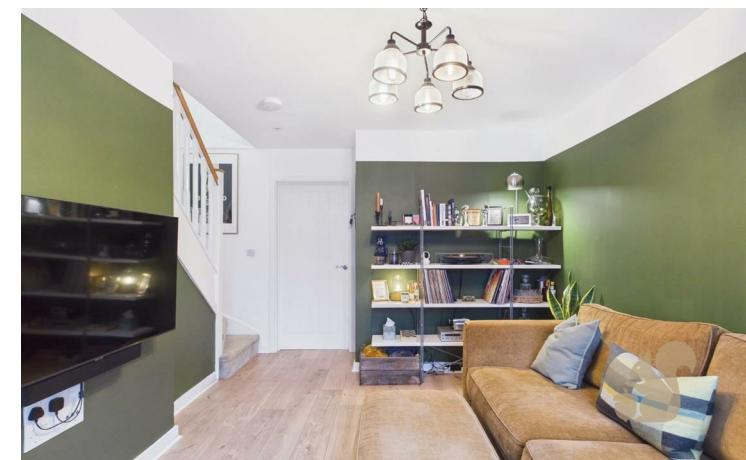
Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for

relaxation or entertaining guests. The ground floor also boasts a convenient WC, enhancing the practicality of the space. The modern family bathroom is tastefully designed, ensuring a comfortable experience for all.

The property benefits from a carport, providing secure parking and additional storage options. Its location is particularly advantageous, as it is within easy reach of the local train station, offering direct access to London Liverpool Street. This makes it

an excellent choice for commuters who wish to enjoy the tranquillity of village life while remaining connected to the bustling city.

In summary, this modern end-terrace house in The Pastures is a wonderful opportunity for those looking to settle in a friendly community with excellent transport links. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers.











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**Ground Floor**

WC  
1.26 x 1.00 m  
4'1" x 3'3"

Kitchen  
2.64 x 4.02 m  
8'7" x 13'2"

Living Room  
4.17 x 2.97 m  
13'8" x 9'9"

Entrance Hall  
1.19 x 1.26 m  
3'10" x 4'1"

**Approximate total area<sup>(1)</sup>**  
56.3 m<sup>2</sup>  
604 ft<sup>2</sup>

**Energy Efficiency Rating**

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		

**England & Wales**      EU Directive 2002/91/EC 

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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**Local Authority:**  
Chelmsford County Council

**Tenure:**  
Freehold

**Council Tax Band:**  
C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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