

Paul Mason Associates



Strutt Close, Hatfield Peverel, Essex, CM3 2HB

Guide price £300,000

- Ideally positioned centrally within the village
- Walking distance of train station, school, shops and amenities
- Three bedrooms
- Re-fitted bathroom suite
- Lounge & separate dining room
- 17'7 x 8'7 kitchen/breakfast room
- Secluded and low maintenance garden
- Parking to front
- Gas central heating
- EPC - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

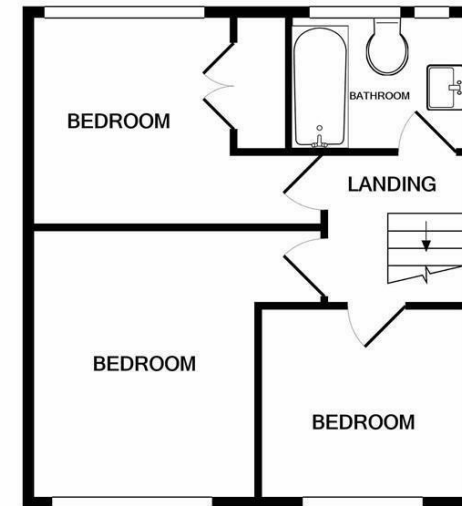
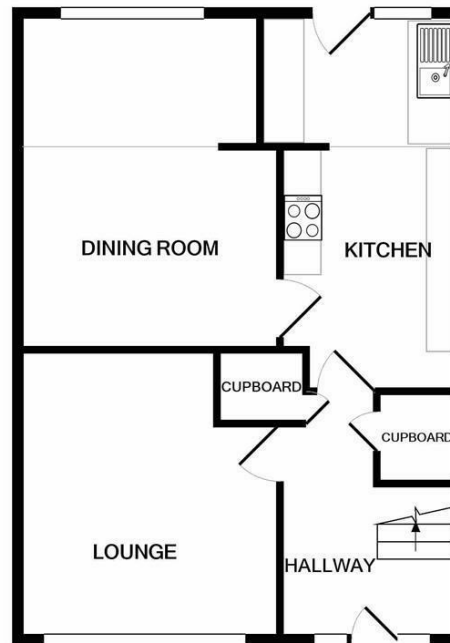
\*\*\* Guide Price £300,000 - £325,000 \*\*\* .....This well-presented three-bedroom terraced property is ideally situated in the heart of Hatfield Peverel, within walking distance of local shops and village amenities, the train station with direct links into London, and the highly regarded primary school, making it a perfect home for families and commuters alike.

The property welcomes you with a spacious entrance hallway that leads through to a cosy lounge positioned at the front of the home, featuring large windows that allow plenty of natural light to flow through. To the rear, there is a galley-style kitchen fitted with integrated appliances, along with a separate dining room that provides a great space for entertaining.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master double bedroom, along with two additional good-sized rooms. Completing the first floor is a modern re-fitted three-piece bathroom suite.

Externally, the home benefits from a private, non-overlooked rear garden that offers plenty of space for outdoor entertaining and relaxing. To the front of the property there is a driveway providing off-road parking for one vehicle, along with additional parking available nearby.

Overall, this is a fantastic opportunity to acquire a well-located family home in a popular village setting with excellent amenities and transport links close by.



### 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

UPVC entrance door and full height obscure double glazed side screen. Laminate flooring. Built in under stairs storage cupboard. Further built in cloaks cupboard. Stairs to first floor.

##### Lounge

3.73m x 3.36m (12'2" x 11'0" )  
Double glazed window to front.  
Laminate flooring. Radiator. TV point. Coved ceiling.

##### Dining Room

4.88m x 2.89m (16'0" x 9'5" )  
Double glazed window to rear.  
Radiator. Laminate flooring. Coved ceiling. Dado rail.

##### Kitchen

5.38m x 2.64m (17'7" x 8'7" )  
Double glazed door and window to rear. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating breakfast bar and sink unit with mixer taps. built in gas hob with extractor hood over. Built in eye level double oven.

Integrated full height fridge/freezer. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Inset spot lighting. Tiled flooring and part tiled walls.

#### FIRST FLOOR

##### Bedroom One

3.82m x 3.00m (12'6" x 9'10" )  
Double glazed window to front.  
Radiator.

##### Bedroom Two

3.76m x 2.69m (12'4" x 8'9" )  
Double glazed window to rear.  
Radiator. Two built in double wardrobes.

##### Bedroom Three

2.59m x 2.51m (8'5" x 8'2" )  
Double glazed window to front.  
Radiator.

##### Bathroom

Obscure double glazed windows to rear. White suite comprising panelled bath with shower over. Low level WC and pedestal wash hand basin. Part tiled walls. Heated towel rail.

##### Landing

Stairs to ground floor. Access to part boarded loft area via pull down ladder with lighting connected.

#### EXTERIOR

##### Rear Garden

A secluded and well maintained low maintenance garden commencing with a private decking area. Paved patio with further raised decking area to rear. Artificial grass. Fencing to boundaries with gate giving access to rear.

##### Front Garden

Lawned area with various flowers and shrubs.

##### Property Services

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

##### 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.



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