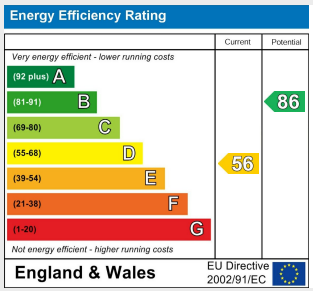
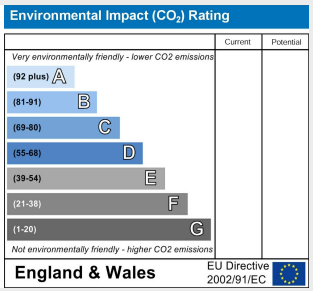
Woodfield Way, Hatfield Peverel, CM3 2RY
Guide Price £350,000 - £365,000
Paul Mason
Associates

- No onward chain
- Detached bungalow in sought after turning
- Two double bedrooms
- Ensuite wet room plus separate shower room
- 17'2 x 12' lounge
- Separate dining room plus conservatory
- Garage and off street parking
- Low maintenance secluded rear garden
- Keys held for viewings
- EPC - TBC





** GUIDE PRICE £350,000 - £365,000 ***.....Situated in a popular location, within walking distance of many village amenities, is this spacious detached bungalow being offered for sale with the benefit of no onward chain.

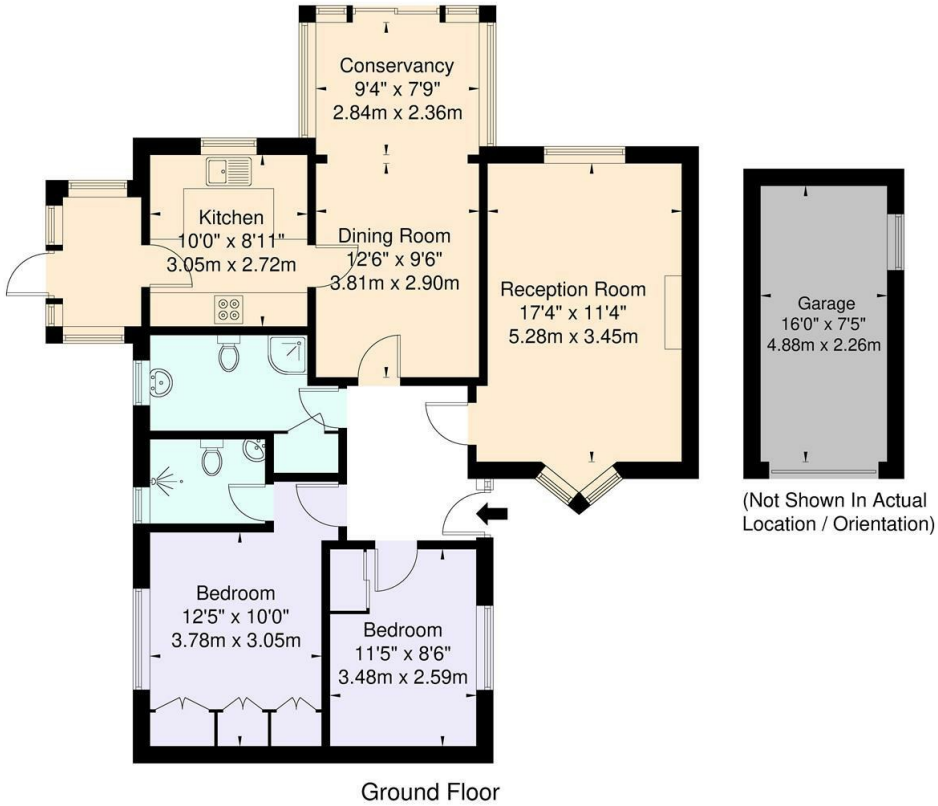
The property is ideally located approx 0.8 miles from the train station and within short walking distance of local shops, doctors, dentist and convenient bus service.

The accommodation comprises two double bedrooms, ensuite wet room to master bedroom, separate shower room, 17'2 x 12' lounge, separate dining room leading through to a pleasant conservatory and a fitted kitchen along with a useful rear lobby/utility area.

Externally the property boasts a low maintenance secluded and well maintained rear garden, single garage and driveway providing off street parking.

Hatfield Peverel offers easy access to the A12, along with the nearby towns of Maldon and Witham, with Chelmsford being approx 6 miles away.

An internal viewing is highly recommended with keys held at the office..



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

Entrance Hall

Bedroom One
3.76m x 3.05m (12'4" x 10'0")

Ensuite Wet Room

Bedroom Two
3.49m x 2.63m (11'5" x 8'7")

Shower Room

Lounge
5.24m x 3.66m (17'2" x 12'0")

Dining Room
3.83m x 2.89m (12'6" x 9'5")

Conservatory
2.89m x 2.33m (9'5" x 7'7")

Kitchen
2.96m x 2.75m (9'8" x 9'0")

EXTERIOR

Garage
5.30m x 2.52m (17'4" x 8'3")

Rear Garden

Off Street Parking

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.

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