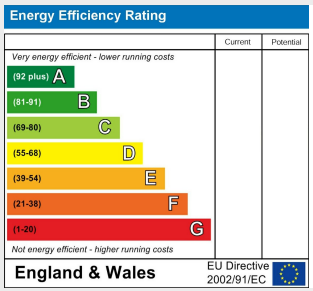
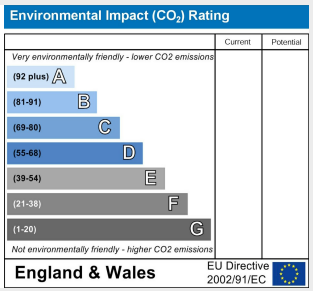


Mowden Hall Lane, Hatfield Peverel, Essex, CM3 2NS

Offers in excess of £325,000

- Two-bedroom semi-detached property situated in a peaceful rural location on the outskirts of Hatfield Peverel
- Surrounded by open fields, offering a private countryside setting
- Requiring complete renovation and modernisation throughout, offering fantastic potential and scope to extend, subject to planning
- Entrance hall leading to the lounge, with a separate dining room
- Kitchen with access to an inner lobby, ground floor bathroom and separate WC
- Additional rear lobby leading to a separate boiler room/utility room and rear garden
- Two generously sized first-floor bedrooms, both benefiting from built in eaves storage
- Private rear garden featuring a patio seating area, lawn, various storage sheds and gated side access
- Driveway parking for approximately two/three vehicles
- EPC - TBC





** NO ONWARD CHAIN **.....Situated in a peaceful rural setting on the outskirts of Hatfield Peverel, this two-bedroom semi-detached property offers an exciting opportunity for buyers looking to create their ideal home. Surrounded by open fields and enjoying a private position, the property provides a wonderful countryside setting whilst remaining just a few minute drive from the village centre and its range of local amenities. Requiring complete renovation and modernisation throughout, the property offers fantastic potential for those looking to put their own stamp on a home, with ample scope to extend subject to any required planning consent.

The accommodation begins with an entrance hall leading through to the lounge, with a separate dining room providing additional living space. The kitchen offers access to an inner lobby, which leads to the ground floor bathroom and separate WC. Beyond this is a further rear lobby, providing access to a separate boiler room/utility room and the rear garden. To the first floor are two generously sized bedrooms, both benefiting from built in eaves storage.

Externally, the property enjoys a good size private rear garden surrounded by open countryside, featuring a patio seating area and remainder laid to lawn. A variety of useful sheds provide additional outdoor storage, whilst gated side access leads around to the front of the property. To the front, a driveway provides off-road parking for approximately two/three vehicles.

Offering an abundance of potential in a picturesque rural location, this property presents a rare opportunity for buyers seeking a renovation project with the chance to create a beautiful countryside home.



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

Lounge
4.19m x 2.88m (13'8" x 9'5")

Dining Room
3.82m x 3.25m (12'6" x 10'7")

Kitchen
5.19m x 2.09m (17'0" x 6'10")

Inner Hallway

Bathroom

Rear Lobby

WC

Boiler Room
2.94m x 2.14m (9'7" x 7'0")

FIRST FLOOR

Landing

Bedroom One
4.29m x 4.24m (14'0" x 13'10")

Bedroom Two
3.52m x 2.83m (11'6" x 9'3")

EXTERIOR

Rear Garden

Driveway

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Shared Cesspit
Heating - LPG Gas
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
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

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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