

Paul Mason Associates



Church Road, Hatfield Peverel, Essex, CM3 2LA
Guide price £250,000

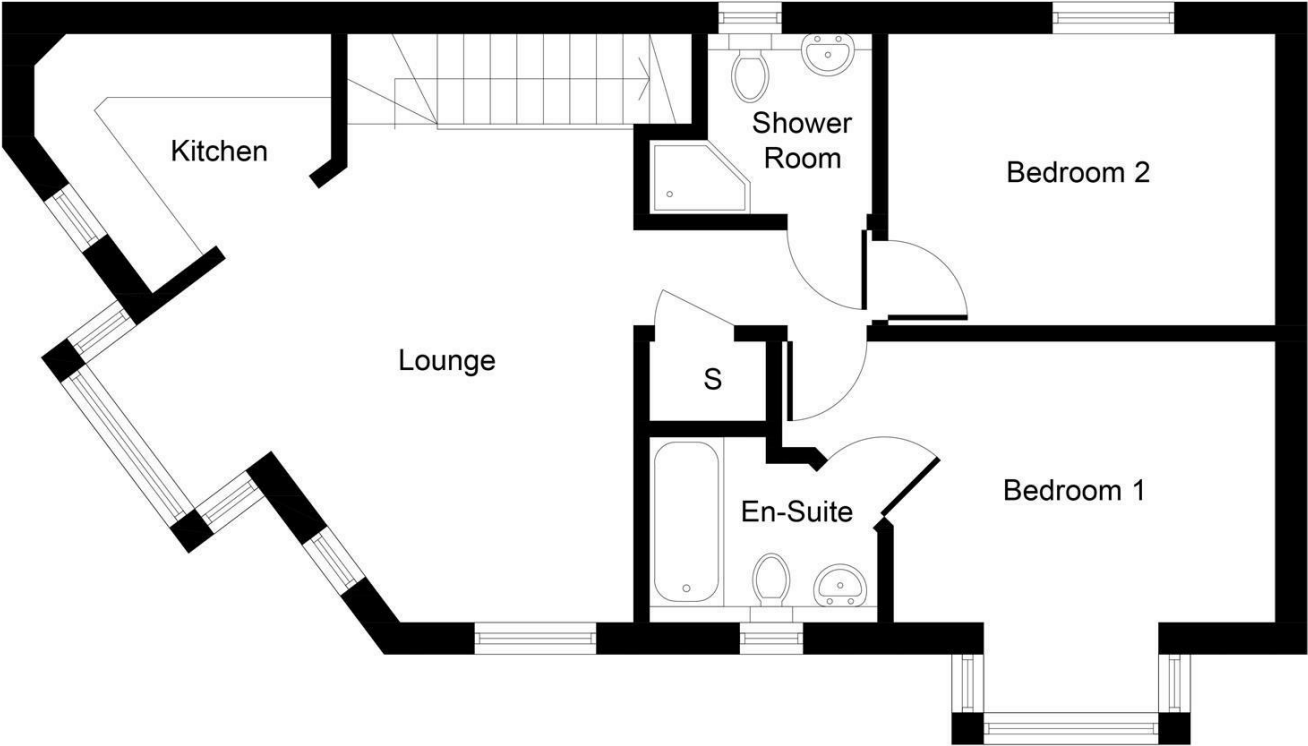
- Two bedroom maisonette situated in the middle of Hatfield Peverel
- Walking distance to local village amenities and the mainline train station to London Liverpool Street
- Private front door and staircase leading to accommodation
- Open plan lounge and dining room with windows surrounding
- Modern kitchen with integrated appliances
- Two good sized bedrooms
- Principal bedroom with three piece en-suite and a seperate shower room
- Allocated parking for residents and seperate visitor parking
- Approx 110 years left on the lease
- EPC - C

This well-presented two-bedroom maisonette is ideally located in the heart of Hatfield Peverel, within easy walking distance of local shops, pubs, the dentist, doctors' surgery and the local primary school.

Accessed via its own private front door and staircase, the property opens into a bright and spacious open-plan living and dining area, with surrounding windows creating a light and airy feel throughout. The modern kitchen fitted with gloss worktops, is well equipped with a range of integrated appliances, making the space both stylish and practical.

A inner hallway leads to two good-sized bedrooms, with the principal bedroom benefiting from its own three-piece en-suite with a bath and overhead shower. There is also a modern family bathroom, complete with a walk-in shower.

Externally, the property further benefits from an allocated parking space within a private parking area, with additional visitor parking available for guests. Residents can also enjoy a lawned communal garden area, adding further outdoor space to this appealing home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	80
EU Directive 2002/91/EC			

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 short walking distance, 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

Stairs to Accommodation

Lounge/Dining Room

5.43m x 5.20m max (17'9" x 17'0" max)

Kitchen

2.83m x 2.81m max (9'3" x 9'2" max)

Inner Hallway

Bedroom One

4.91m x 3.69m (16'1" x 12'1")

En-suite Bathroom

Bedroom Two

3.84m x 3.05m (12'7" x 10'0")

Shower Room

EXTERIOR

Parking

Communal Gardens

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

Lease & Service Charge Information

Approximately - 110 years

remaining on lease.

Ground Rent - £200.00 per annum

Service Charge (Approx) £160

PCM (Including Water &
Sewerage Rates)

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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