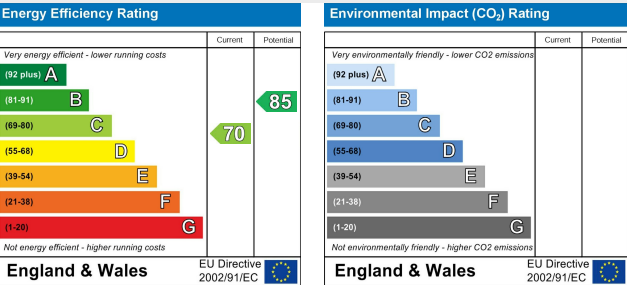


Paul Mason Associates



Green Close, Hatfield Peverel, Essex, CM3 2HR
Guide price £300,000

- Two-bedroom semi-detached home in the popular village of Hatfield Peverel
- Private end-of-cul-de-sac position, tucked away from passing traffic
- Spacious lounge featuring an electric plug in heater
- Kitchen/diner with space for a freestanding oven and dining table
- Two first-floor bedrooms, with fitted wardrobes to the principal bedroom
- Three-piece family bathroom located on the first floor
- Generous rear garden with a patio seating area and lawn
- Space for an outdoor kitchen/BBQ area, plus garden shed and side access
- Allocated parking for two vehicles to the front of the property
- EPC - C



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 Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

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.

ACCOMMODATION

GROUND FLOOR

Lounge

2.47m x 4.22m (8'1" x 13'10")

Kitchen

4.23m x 2.44m (13'10" x 8'0")

FIRST FLOOR

Landing

Bedroom One

3.12m x 2.05m (10'2" x 6'8")

Bedroom Two

2.80m x 2.68m max (9'2" x 8'9" max)

Family Bathroom

2.28m x 1.91 max (7'5" x 6'3" max)

EXTERIOR

Rear Garden

Frontage

Driveway for Two Vehicles

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 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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