

Paul Mason Associates



Station Road, Hatfield Peverel, CM3 2DT

Guide price £675,000

- Detached family house
- Four good sized bedoroms
- Family bathroom
- Triple aspect lounge
- Dining Room
- Kitchen and separate larder
- Ground floor cloakroom/w.c
- Good sized plot
- Close to station
- EPC - E

An attractive and well-proportioned four-bedroom double-fronted family home, occupying a desirable position along a private road and situated just 150 yards from Hatfield Peverel railway station. The property has had some modernisation by the current seller, whilst still offering excellent scope for further improvement and extension, subject to the necessary planning consents.

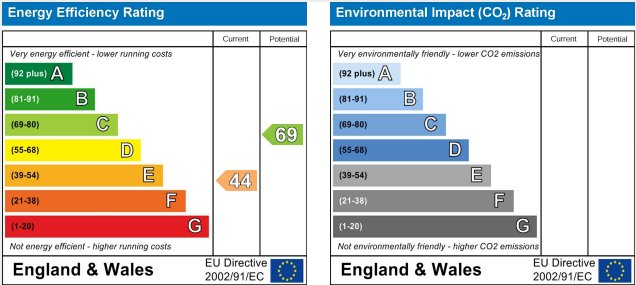
The property is approached via a central driveway providing ample off-street parking, with the additional benefit of planning permission for a double car port to the side.

Internally, a central entrance hall provides access to the principal ground-floor accommodation, including an impressive triple-aspect lounge, dining room and a kitchen overlooking the rear garden, complemented by a side lobby and useful walk-in larder. A ground-floor cloakroom/w.c completes the accommodation on this level.

To the first floor, a generous central landing provides access to four double bedrooms together with the family bathroom, creating excellent and well-balanced accommodation for a growing family.

One of the property's particular attractions is its highly convenient location. Hatfield Peverel railway station is approximately 150 yards away, providing direct services into London Liverpool Street, whilst the A12 is just a short drive from the property, offering excellent road connections towards Chelmsford, the M25 and East Anglia. With both rail and major road links so readily accessible, the property is ideally positioned for commuters requiring convenient access into London and the surrounding areas.

A substantial and conveniently positioned family home offering generous accommodation, ample parking and excellent future potential, ideally placed for commuters with Hatfield Peverel station and the A12 both within easy reach.



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

Lounge

5.77m x 4.45m (18'11" x 14'7")

Dining Room

4.45m x 2.70m (14'7" x 8'10")

Kitchen

4.47m x 2.80m (14'7" x 9'2")

Walk-in Larder

Side Lobby

Cloakroom/w.c

First Floor

Landing

Bedroom

4.44m x 3.55m (14'6" x 11'7")

Bedroom

4.46m x 2.94m (14'7" x 9'7")

Bedroom

4.47m x 2.73m (14'7" x 8'11")

Bedroom

3.86m x 2.12m (12'7" x 6'11")

Family Bathroom

Exterior

Front Garden

Rear Garden

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

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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Sales | Lettings | Development | Investment

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