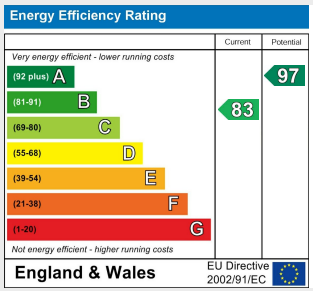
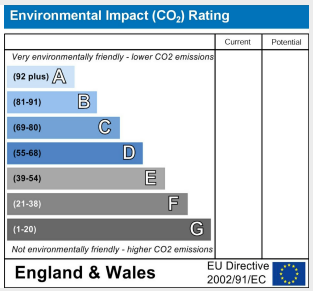
Paul Mason Associates

Rayleigh Court, Hatfield Peverel, Essex, CM3 2FU

Offers in excess of £350,000

- Situated in the popular Old Dairy Approach development in Hatfield Peverel
- Two bedroom semi-detached home
- Walking distance to Hatfield Peverel train station with links into London Liverpool Street
- Spacious lounge with window to the front
- Generous upgraded kitchen/diner with double doors leading to the rear garden
- Two good sized bedrooms with fitted wardrobes to the principal bedroom
- Three-piece family bathroom
- Spacious rear garden with patio seating area and lawn
- Large driveway with car port providing parking for up to three vehicles
- EPC - B





Situated within the popular Old Dairy Approach development in Hatfield Peverel on a private road is this well-presented two-bedroom semi-detached home offers spacious and practical accommodation, ideally positioned within walking distance of Hatfield Peverel train station, providing direct links into London Liverpool Street, as well as the village's local amenities.

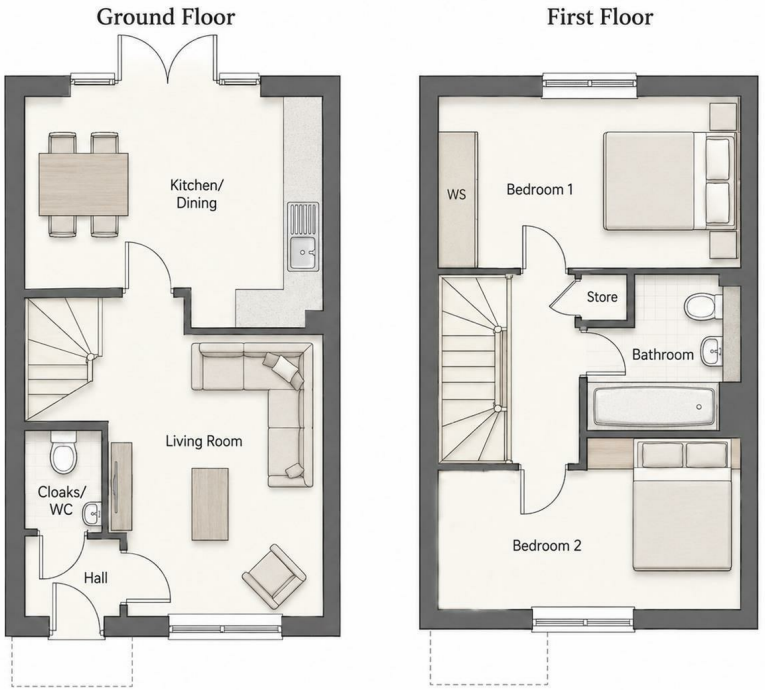
The property is welcomed by an entrance hall which leads through to the spacious lounge, featuring a window to the front allowing plenty of natural light. To the rear is the generous upgraded kitchen/diner, offering ample worktop and storage space alongside room for a fridge/freezer and washing machine. There is plenty of space for a dining table, while double doors open directly onto the rear garden, making this a great space for both everyday living and entertaining. There is also Amtico flooring throughout the downstairs.

Upstairs, there are two well-proportioned bedrooms, with both bedrooms having space for wardrobes. A three-piece family bathroom completes the first-floor accommodation.

Outside, the property enjoys a spacious South facing rear garden with a patio area ideal for outdoor seating, while the remainder is predominantly laid to lawn. A side gate provides convenient access to the driveway.

A particular advantage of the property is the generous driveway and car port, providing off-road parking for up to three vehicles. Positioned towards the edge of the development, the home also enjoys a more private setting while remaining conveniently located for the station and village centre.

An excellent opportunity for first-time buyers, commuters or those looking to downsize in one of Hatfield Peverel's popular modern developments.



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
4.5m x 3.18m (14'9" x 10'5")

Kitchen/Diner
4.04m x 3.36m (13'3" x 11'0")

Cloakroom

FIRST FLOOR

Landing

Bedroom One
4.04m x 2.72m (13'3" x 8'11")

Bedroom Two
4.04m x 2.40m (13'3" x 7'10")

Family Bathroom
2.36m x 1.87m max (7'8" x 6'1" max)

EXTERIOR

Rear Garden

Driveway for 3 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.

Sellers Notes
Please note that the service charge is approx £282 per year

Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

OFT Approved code

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