

Paul Mason Associates



The Street, Hatfield Peverel, Essex, CM3 2BF

Guide Price £425,000 - £465,000



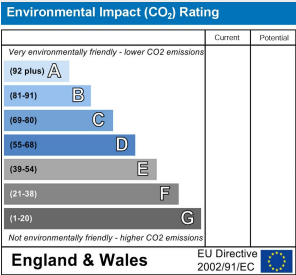
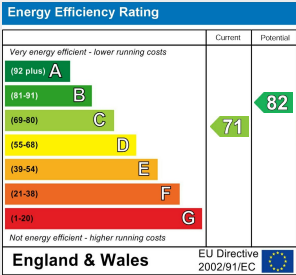
- Three Bedroom Detached Village Home
- Popular Location in Hatfield Peverel
- Characterful Accomodation Throughout
- Spacious Kitchen with Integrated Applcanes
- Open Plan Dining Room, Garden Room and Lounge
- Versatile Garden Room, Ideal as a Home Office
- Three Well Proportioned Bedrooms
- Renovated Family Bathroom
- Well Maintained Garden, Single Garage and Allocated Parking
- EPC - C

**\*\*GUIDE PRICE £425,000 - £465,000\*\***.....Situatued in the heart of the highly sought-after village of Hatfield Peverel, this attractive three-bedroom detached residence offers well-presented accommodation combined with an abundance of character features. The property is also positioned within a short walk of the train station with direct links to London Liverpool Street and also within walking distance of many local amenities and shops. There is also easy access to the A12, along with the nearby towns of Witham and Maldon and with Chelmsford being approx 7 miles away.

The property is accessed via an entrance hall with a convenient ground floor WC. The kitchen is of a good size and is fitted with integrated appliances and a traditional butler sink. An archway from the kitchen leads through to a spacious open-plan dining room, lounge and garden room, creating an excellent flow throughout the ground floor. The garden room to the rear further enhances the accommodation with underfloor heating and could also be utilised as a home office. To the first floor, there are three well-proportioned bedrooms, comprising two double bedrooms and a single, together with a modern, renovated family bathroom.

Externally, the property benefits from a well-maintained rear garden with access to the garage from the back. Additionally, there is a parking space located nearby, along with an up-and-over door providing access to the garage.

An internal viewing is highly recommended to fully appreciate the accommodation and village location on offer.



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 Hallway

Cloakroom

1.35m x 0.1m (4'5" x 0'3")

Kitchen

5.42m x 2.57m (17'9" x 8'5")

Dining Room

2.8m x 2.87m (9'2" x 9'4")

Garden Room

3.02m x 2.49m (9'10" x 8'2")

Lounge

6.45m x 2.76m (21'1" x 9'0")

FIRST FLOOR

Landing

Bedroom One

3.8m x 2.7m (12'5" x 8'10")

Bedroom Two

3.38m x 2.58m (11'1" x 8'5")

Bedroom Three

2.27m x 2.83m (7'5" x 9'3")

Family Bathroom

1.32m x 2.44m (4'3" x 8'0")

EXTERIOR

Rear Garden

Single Garage

Allocated Parking

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

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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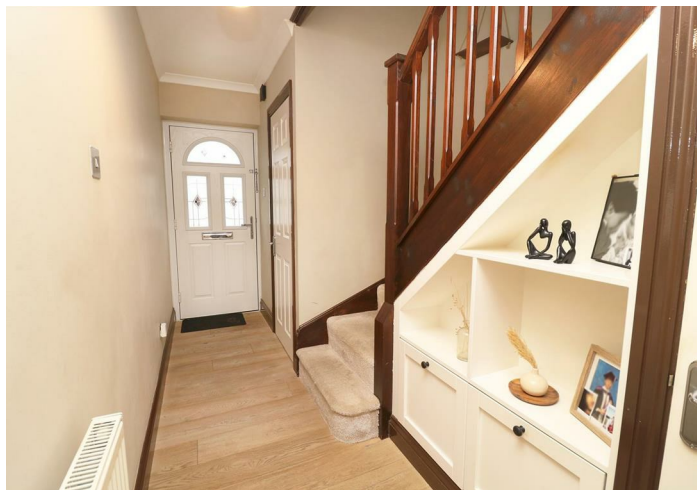
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