

Paul Mason Associates



New Road, Hatfield Peverel, Essex, CM3 2HZ  
Guide Price £450,000 - £475,000

- Popular location approx 0.8 miles from the train station
- Walking distance of the local amenities, Recreational Park and Primary School
- Four good size bedrooms
- En-suite shower room, family bathroom and ground floor cloakroom
- 21'10" x 12'2" lounge/dining room
- 13'8" x 12'0" modern fitted kitchen/breakfast room
- Conservatory & study/playroom
- Secluded good size rear garden measuring approx 55' x 33'
- Gas central heating & UPVC double glazing
- EPC - C

**\*\*Guide Price £450,000 - £475,000\*\***.....Ideally situated in the highly sought-after village of Hatfield Peverel, this extended and much improved four bedroom semi detached family home offers an excellent balance of space and convenience, ideal for modern living. The property is conveniently positioned within easy reach of the many local village amenities including the Primary School, shops and Recreational Park, along with the mainline Hatfield Peverel train station providing direct links into London. There is also easy access to the A12 offering swift access to Chelmsford and Colchester, making the property perfectly suited for commuters and village living alike.

Internally the spacious ground floor accommodation comprises a splendid kitchen/breakfast room with large centre island and French doors leading to the garden, an impressive 21'10 x 12'2 lounge/dining room includes a feature fireplace with log burner and sliding patio doors leading to a pleasant conservatory overlooking the garden. There is also a useful multi purpose study/playroom and cloakroom/WC.

To the first floor there are four good size bedrooms, with the master bedroom benefiting from an ensuite shower room. There is also a modern family bathroom.

The rear garden is of a good size, measuring approx 55' x 33' and is well secluded from the neighbouring properties.

An internal viewing is highly recommended to appreciate the space on offer.

*Paul Mason Associates*



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	75		83
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-68) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

## 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.

## Distances

Hatfield Peverel Railway Station - 0.8 miles

A12 Northbound - 0.4 miles

A12 Southbound - 1 mile

Hatfield Peverel Primary School - 0.3 miles

Chelmsford City Centre - 7.5 miles

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Double glazed window to front. Stairs to first floor and doors to:

#### Study/Playroom

3.63m x 2.31m (11'10" x 7'6" )

Double glazed window to front.

Laminated flooring.

#### Kitchen/Breakfast Room

4.17m x 3.66m (13'8" x 12'0" )

Double glazed French doors to rear and double glazed window to side.

Fully fitted Shaker style units with oak wood block wood surfaces. Island unit with granite worktop and drawers and storage cupboard below. One and a half bowl inset sink unit. Space and plumbing for washing machine.

Integrated four ring hob, double oven below and under and extractor above.

Integrated dishwasher and fridge/freezer. Slate tile flooring. Inset spot lighting.

#### Lounge/Dining Room

6.66m x 3.71m (21'10" x 12'2" )

Double glazed window to front and double glazed patio doors leading to conservatory. Feature fireplace with

fitted log burner. Laminate flooring.  
TV point.

### Conservatory

3.20m x 2.14m (10'5" x 7'0" )  
Brick and UPVC double glazed  
construction. French doors to garden.

### Cloakroom

Modern white suite comprising low  
flush WC and wash hand basin.  
Cupboard housing combination gas  
fired boiler. Extractor fan.

## FIRST FLOOR

### Bedroom One

4.12m x 3.66m max (13'6" x 12'0" max )  
Double glazed window to rear. Door  
to:

### En-Suite Shower Room

Modern white suite comprising  
shower cubicle, wash hand basin and  
low level WC. Chrome ladder style  
radiator/towel warmer. Spot lighting  
and extractor fan.

### Bedroom Two

3.73m x 3.02m + recess (12'2" x 9'10" +  
recess)  
Double glazed window to front. Built in  
wardrobe.

### Bedroom Three

3.63m x 2.41m (11'10" x 7'10" )  
Double glazed window to front.

### Bedroom Four

3.53m x 2.18m (11'6" x 7'1" )  
Double glazed window to rear.

### Family Bathroom

Obscure double glazed window to  
rear. Modern white suite comprising  
panelled bath with shower above and  
mixer taps, vanity storage unit with  
inset wash hand basin and low level  
WC. Part tiling to walls. Chrome  
ladder style radiator/towel warmer.  
Extractor fan.

### Landing

Access to loft space. Stairs to ground  
floor.

## EXTERIOR

### Rear Garden - 55' x 33'

The rear garden is secluded and well  
maintained commencing with a large  
paved patio area. Remainder laid to  
lawn with various flowers and shrubs.  
Fencing to boundaries. Hinged gates  
to the rear giving the potential to  
create a driveway at the end of the  
garden should this be required for off  
street parking, with drop curb already  
in place.

### Front Garden

Wildflower garden with tree and  
shrubs, enclosed by fencing.

### Parking

Allocated parking spot in front of the  
hinged gate to the rear of the garden  
and plenty of on street parking

### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas central heating  
Local Authority - Braintree

### 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.



**Paul Mason** Associates

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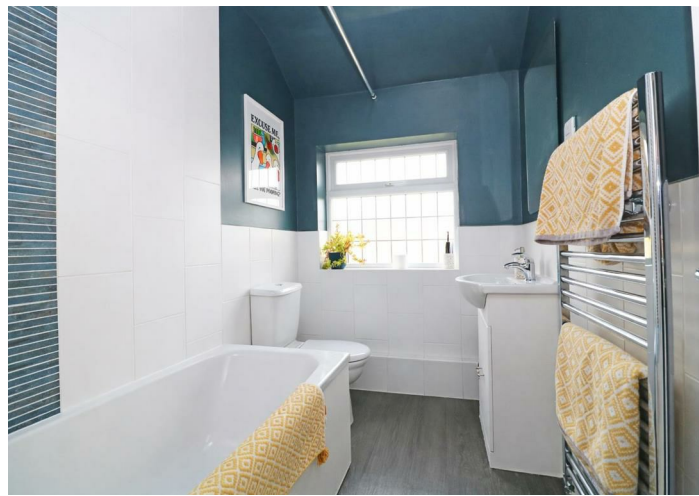
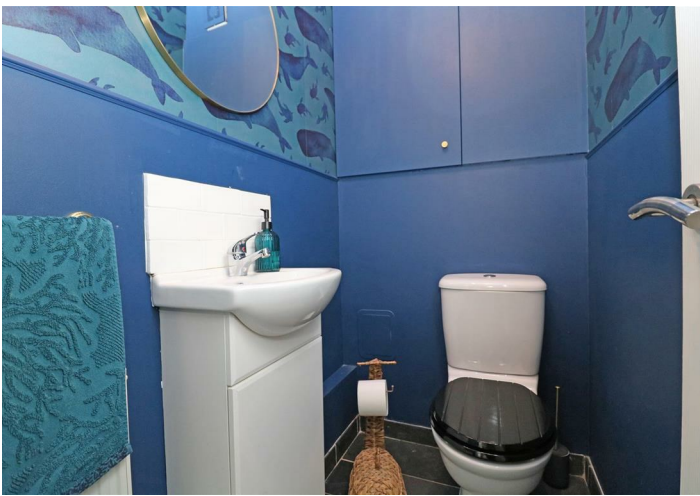
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