

Paul Mason Associates



Woodham Drive, Hatfield Peverel, CM3 2RR
Guide price £675,000

- Detached family house
- Four bedrooms
- Ensuite to bedroom one
- Family bathroom
- Three reception rooms
- Ground floor cloakroom
- Double garage
- Large rear garden measuring 111' wide
- Close to the local amenities
- EPC - D

A spacious four bedroom detached family home with a large rear garden measuring 111' wide, conveniently located for all the local amenities. The property is approached via a large driveway providing ample parking with access to a detached double garage and entrance door. The accommodation commences with a spacious reception hall measuring 4.00m x 3.27m which could be used as an additional sitting room. The hall leads to the three reception rooms including a large lounge, cloakroom and fitted kitchen/breakfast room which overlooks the rear garden. To the first floor there are four bedrooms with an ensuite shower room off the principal bedroom plus a separate family bathroom. The rear garden commences with a paved patio area which overlooks the gardens which are mainly laid to lawn with flower and shrub borders and garden pond. There is the addition of a greenhouse and a gate that leads to the front. The property is conveniently located for the local park, village school, shops and train station with trains into London Liverpool Street.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(81-91) A
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
	69	79	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Hatfield Peverel Railway Station
(0.8 miles)

Hatfield Peverel Primary School
(0.3 miles)

A12 Northbound (0.4 miles)

A12 Southbound (0.8 miles)

Chelmsford City Centre (8.2
miles)

London Stansted Airport (19.9
miles)

(All mileages are approximate)

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

Reception Hall

4.00m x 3.27m (13'1" x 10'8")

Lounge

5.96m x 3.55m (19'6" x 11'7")

Dining Room

3.56m x 3.47m (11'8" x 11'4")

Study

2.96m x 2.18m (9'8" x 7'1")

Kitchen/Breakfast Room

5.55m x 2.27m (18'2" x 7'5")

Cloakroom

First Floor

Landing

Bedroom

4.46m x 3.77m (14'7" x 12'4")

Ensuite

Bedroom

4.99m x 3.57m (16'4" x 11'8")

Bedroom

4.08m x 2.65m (13'4" x 8'8")

Bedroom

2.66m x 2.63m (8'8" x 8'7")

Family Bathroom

Exterior

Double Garage

5.05m x 5.01m (16'6" x 16'5")

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

