

Paul Mason Associates



Hawthorn Road, Hatfield Peverel, Essex, CM3 2SE
Offers in excess of £625,000

- Private turning of just 2 properties in this highly sought after location
- Pleasant open aspect to the rear - Short walk to nearby train station
- Four bedroom detached family home
- Ensuite shower room, family bathroom and ground floor cloakroom
- Three reception rooms
- 19' x 8'10 kitchen/breakfast room
- Detached double garage
- Secluded and well maintained rear garden
- Off street parking for several vehicles
- EPC - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			

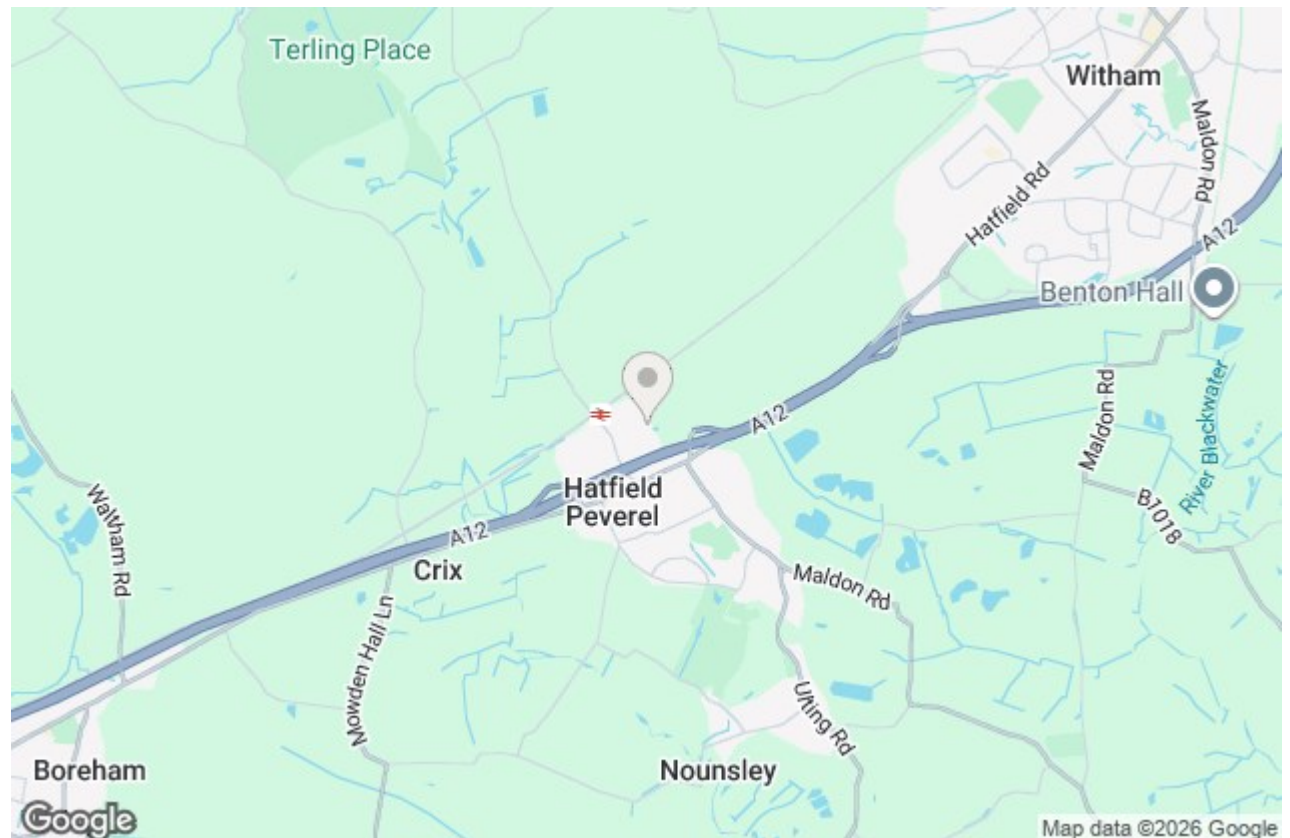
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Situated in a private turning of just two properties within this popular location, is this well presented four bedroom detached family home, offering a splendid open aspect to the rear. The property is conveniently positioned within short walking distance of the local train station with direct links to London Liverpool Street, along with the many village amenities. The property offers easy access to the A12 and the nearby towns of Maldon and Witham, with Chelmsford City centre being approx 7. miles away.

The property offers ideal space for the growing family family with the ground floor comprising a spacious reception hall, dual aspect 16'7 x 13'1 lounge with doors to the garden, dining room and study, 19' x 8'10 kitchen/breakfast room and cloakroom/WC. The the first floor there are four bedrooms with ensuite shower room to master bedroom and separate family bathroom.

Externally the property boasts a well maintained and secluded rear garden with pleasant views to the rear. There is a detached double garage and driveway to front providing off street parking.

An internal viewing is highly recommended to appreciate this wonderful detached family home.



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

Cloakroom

Lounge

5.08m x 3.99m (16'7" x 13'1")

Dining Room

5.08m x 2.50m (16'7" x 8'2")

Study

3.09m x 2.90m (10'1" x 9'6")

Kitchen/Breakfast Room

5.80m x 2.70m (19'0" x 8'10")

FIRST FLOOR

Bedroom One

3.66m x 3.62m (12'0" x 11'10")

Ensuite Shower Room

Bedroom Two

3.66m x 3.35m (12'0" x 10'11")

Bedroom Three

3.66m x 2.30m (12'0" x 7'6")

Bedroom Four

3.05m x 2.04m (10'0" x 6'8")

Family Bathroom

Landing

EXTERIOR

Detached Double Garage

Secluded Rear Garden

Driveway Providing Off Street Parking

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

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.

Hawthorn Road, CM3 2SE

Approximate Gross Internal Area = 125.1 sq m / 1346 sq ft

Garage = 28.3 sq m / 305 sq ft

Total = 153.4 sq m / 1651 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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

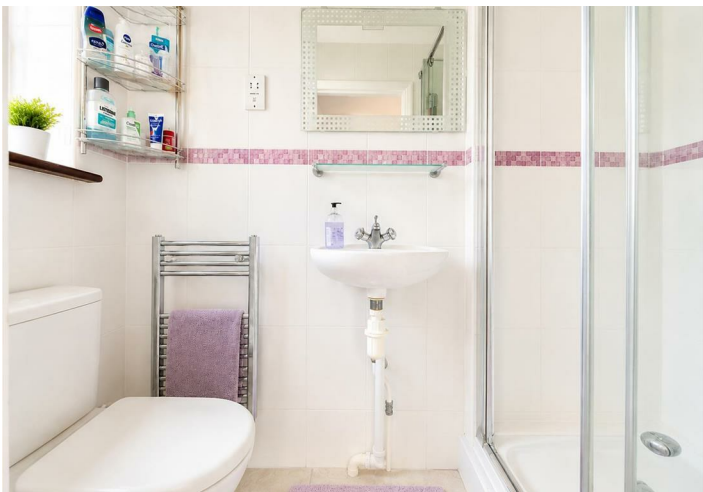
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

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

