

Paul Mason Associates



Gleneagles Way, Hatfield Peverel, Essex, CM3 2RT  
Guide price £350,000



- No onward chain - Keys held for viewings
- Extended two bedroom detached house
- In need of modernisation throughout
- First floor bathroom and ground floor cloakroom
- Lounge and further reception room
- Kitchen/dining room
- Secluded rear garden
- Garage and driveway
- Scope to extend subject to any required planning consent
- EPC - TBC

Offered for sale with the benefit of no onward chain, is this extended detached house situated in a highly sought after location and being in need of modernisation throughout.

The property is ideally positioned approx half a mile from the train station with direct access to London Liverpool Street, along with convenient walking access to the local Primary school, Recreational Park and many villages amenities including a choice of village pubs, Co-op, doctors, dentist, bus service and much more.

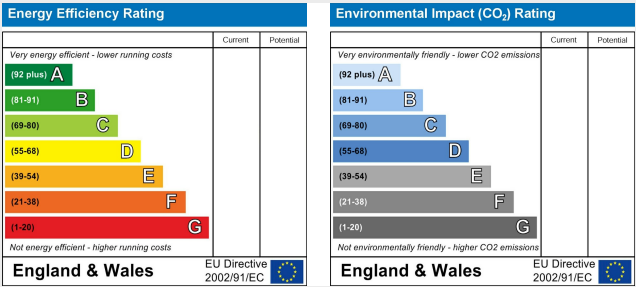
Internally the accommodation comprises two good size double bedrooms, first floor bathroom and ground floor cloakroom, 17'1 x 14'6 lounge, extension which could be used as a sitting room/playroom or similar and fitted kitchen with separate dining room.

The property also boasts a large single garage with electric roller door to front, driveway providing off street parking and private low maintenance rear garden.

The property offers scope to extend further and improve, subject to any required planning consent.

Early viewing highly recommended to avoid disappointment.

# Awaiting Floorplan



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 Porch

Entrance Hall

Cloakroom

Lounge  
5.21m x 4.42m (17'1" x 14'6" )

Sitting Room  
3.39m x 2.75m (11'1" x 9'0" )

Rear Porch

Dining Room  
3.49m x 3.05m (11'5" x 10'0" )

Kitchen  
3.70m x 2.19m (12'1" x 7'2" )

FIRST FLOOR

Bedroom One  
4.31m x 2.80m (14'1" x 9'2" )

Bedroom Two  
3.27m x 3.13m (10'8" x 10'3" )

Bathroom

Landing

EXTERIOR

Garage  
5.16m x 3.70m (16'11" x 12'1" )

Rear Garden

Driveway

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 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.





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