

Paul Mason Associates



The Pines, Hatfield Peverel, Essex, CM3 2DB

Guide price £620,000

- Well presented four bedroom detached family home
- Short walking distance of the train station with direct links to London Liverpool Street
- Family bathroom, ensuite shower room and ground floor cloakroom
- Lounge, study and conservatory
- 14' x 8'9 kitchen/breakfast room
- Well maintained secluded rear garden
- Garage which has been converted into a utility room and storage area
- Block paved driveway providing off street parking
- Sought after location
- EPC - TBC

Paul Mason Associates are delighted to offer this well-presented four-bedroom detached family home, situated within The Pines, a popular residential development in the highly sought-after village of Hatfield Peverel.

The property offers spacious and versatile accommodation, ideally suited to modern family living. The ground floor features a welcoming entrance hallway, a generously proportioned living room, modern fitted kitchen, useful study/multi purpose room and an impressive conservatory. This particularly attractive space benefits from extensive glazing, rooflights and doors overlooking the rear garden, creating a bright and inviting environment perfect for both relaxation and entertaining. A convenient ground floor cloakroom completes the accommodation.

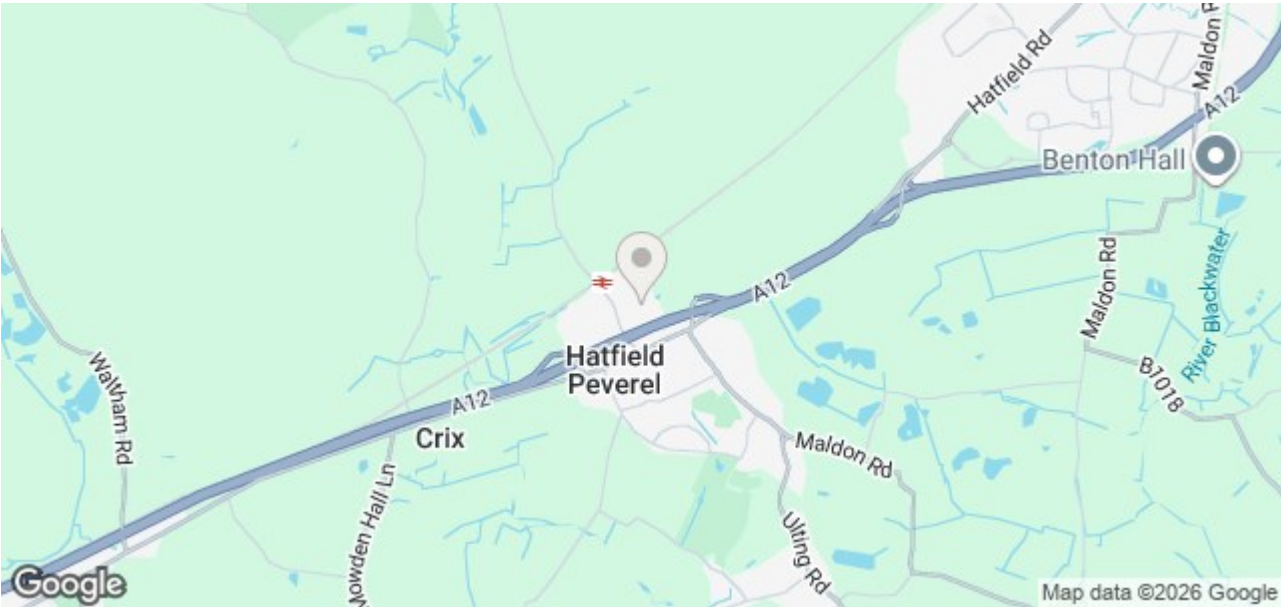
To the first floor there are four bedrooms with ensuite shower room to the master bedroom. The accommodation is complemented by a family bathroom, with the property enjoying a bright and well-maintained interior throughout.

Externally, the property benefits from an attractive and established rear garden, predominantly laid to lawn with a private paved seating area, mature planting and raised borders. The garden provides an ideal setting for outdoor dining, entertaining and family enjoyment.

Hatfield Peverel is a highly regarded Essex village, popular with families and commuters alike. The village offers a variety of local amenities, including shops, schools, public houses and recreational facilities. Hatfield Peverel railway station provides direct services to London Liverpool Street, while the nearby A12 offers excellent road connections to Chelmsford, Colchester and the surrounding areas.

Offering generous accommodation, attractive gardens and a convenient village location, this delightful detached home represents an excellent opportunity for families seeking a spacious and versatile property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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

Study

3.05m x 2.55m (10'0" x 8'4")

Lounge

5.19m x 3.56m (17'0" x 11'8")

Conservatory

4.94m x 3.68m (16'2" x 12'0")

Kitchen/Breakfast Room

4.27m x 2.68m (14'0" x 8'9")

FIRST FLOOR

Bedroom One

3.92m x 2.99m + wardrobes (12'10" x 9'9" + wardrobes)

Ensuite Shower Room

Bedroom Two

3.64m x 3.05m (11'11" x 10'0")

Bedroom Three

2.79m x 2.14m (9'1" x 7'0")

Bedroom Four

2.79m x 2.05m (9'1" x 6'8")

Family Bathroom

EXTERIOR

Utility Room

2.96m x 2.50m (9'8" x 8'2")

Garage Area

2.65m x 1.84m (8'8" x 6'0")

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

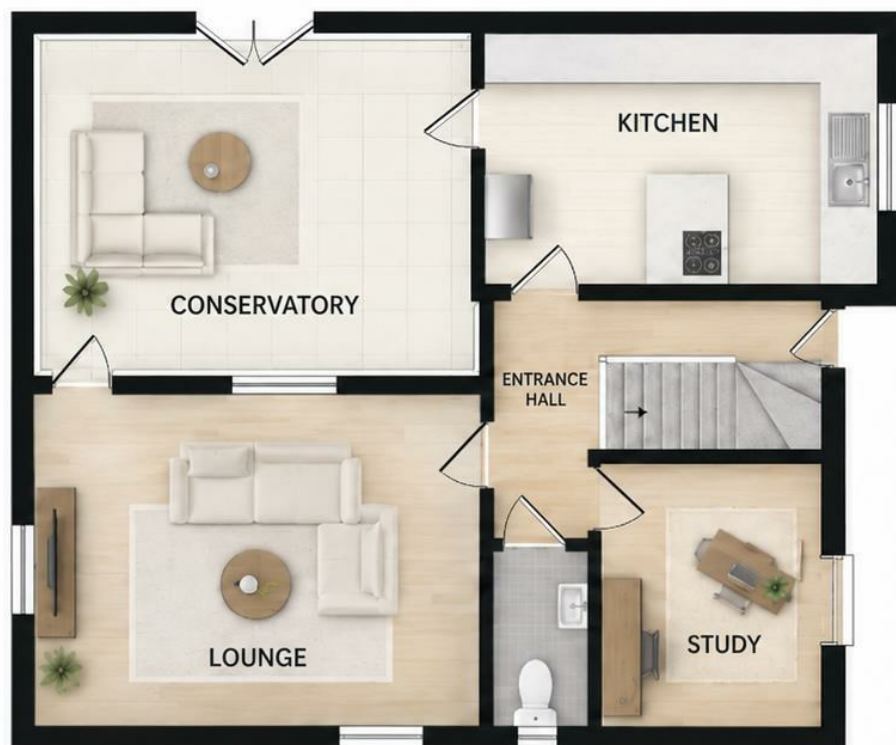
Local Authority - Braintree

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.



GROUND FLOOR



FIRST FLOOR



Paul Mason Associates

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Chelmsford
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Sales | Lettings | Development | Investment

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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