

Paul Mason Associates

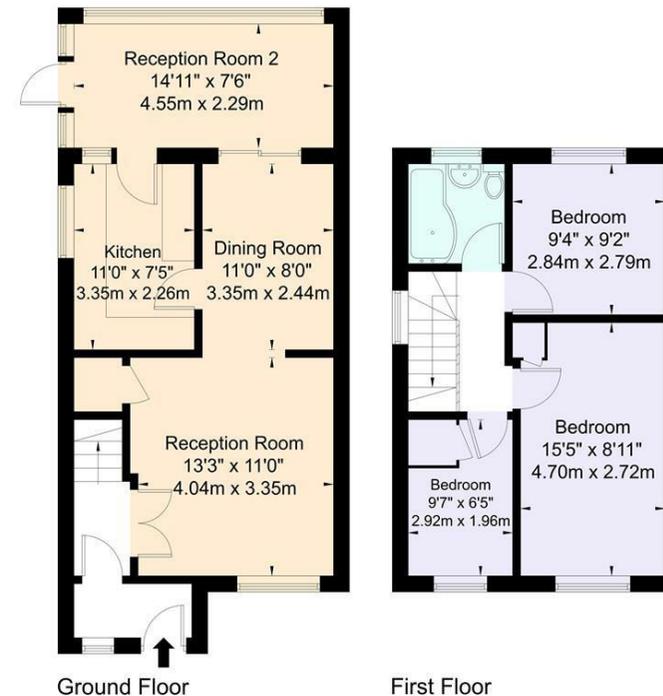


Stone Path Drive, Hatfield Peverel, Essex, CM3 2LG  
£1,800 Per month

- Available immediately
- Three bedrooms and re-fitted bathroom
- Lounge
- Dining Room
- Garden Room
- Re-fitted kitchen
- Driveway with carport providing off street parking
- Front and rear gardens
- Hatfield Peverel Railway Station - 0.6 miles
- EPC - TBC

Available immediately is this three bedroom semi detached house, ideally situated in a popular cul-de-sac within 0.6 miles of a mainline train station. The property has been completely renovated by the current landlord to a high standard throughout and comprises lounge, separate dining room, garden room and re-fitted kitchen to the ground floor. The first floor comprises three bedrooms and a re-fitted family bathroom. Externally there are gardens to the front and rear, as well as driveway with carport providing ample off street parking. The village of Hatfield Peverel benefits from an infant and junior school, shops, doctors, dentists and station with trains into London Liverpool Street.

Stone Path Drive, Hatfield Peverel, CM3 2LG  
 Approximate Gross Internal Area = 88.9 sq m / 956 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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> Not energy efficient - higher running costs			
	79		
Very environmentally friendly - lower CO <sub>2</sub> emissions (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> Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC <b>England &amp; Wales</b>		EU Directive 2002/91/EC <b>England &amp; Wales</b>	

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.

## Distances

Hatfield Peverel Railway Station  
feeding London Liverpool Street  
(0.6 miles)

A12 Northbound (0.7 miles)

A12 Southbound (0.8 miles)

Hatfield Peverel Junior School  
(0.7 miles)

London Stansted Airport (20.4  
miles)

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Lobby

Part glazed entrance door and  
window to front, glazed door to:

#### Entrance Hall

Stairs to first floor, door to:

#### Lounge

4.03m x 3.75m (13'2" x 12'3")

Window to front understairs  
storage cupboard, opening to

#### Dining Room

3.34m x 2.45m (10'11" x 8'0")

Glazed sliding patio doors to:

#### Garden Room

4.54m x 2.30m (14'10" x 7'6")

Windows and glazed doors to  
the rear garden.

## Kitchen

3.33m x 2.32m (10'11" x 7'7")

Units fitted to eye and base level  
finished with laminate roll top  
work surfaces and inset  
stainless steel sink unit with  
drainer and mixer taps. Space  
for washing machine, built-in  
oven and hob. Window to side.

### FIRST FLOOR

#### Bedroom

4.67m x 2.72m (15'3" x 8'11")

Window to front, airing  
cupboard, housing hot water  
cylinder and immersion

#### Bedroom

2.84m x 2.79m (9'3" x 9'1" )

Window to rear

#### Bedroom

2.93m x 1.96m (9'7" x 6'5")

Window to rear and built-in  
cupboard.

#### Bathroom

Refitted white suite comprising  
bath with mixer taps and  
independent shower over, inset  
wash hand basin and low level  
WC with concealed cistern.  
Panelled walls, heated towel rail  
and obscure window to rear.

#### Landing

Stairs to ground floor and  
window to side, access to loft.

## EXTERIOR

### Rear Garden

Mainly laid to lawn with footpath  
to a rear seating area. Gate to  
side leading to front.

### Front Garden

Lawn area to front. Driveway  
providing off street parking and  
access to the entrance door.

### Recent Improvements Completed By The Landlord

All ceiling replastered

Property painted throughout

New UPVC double glazing units  
and door to room at rear

New roof, guttering and fascia to  
room at rear

New LVT flooring throughout

New stairs carpet

New electric fuse box and major  
electrical works done

New skirting throughout

Brand new bathroom

Bath and shower have pumped  
water

Hinges replaced on window  
where required

A number of new radiators

Quality induction hob and oven

New UPVC kitchen door

New large UPVC sliding doors

from dining room to room at rear

Refitted kitchen

New roof to carport.

## 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.



**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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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





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