

Paul Mason Associates

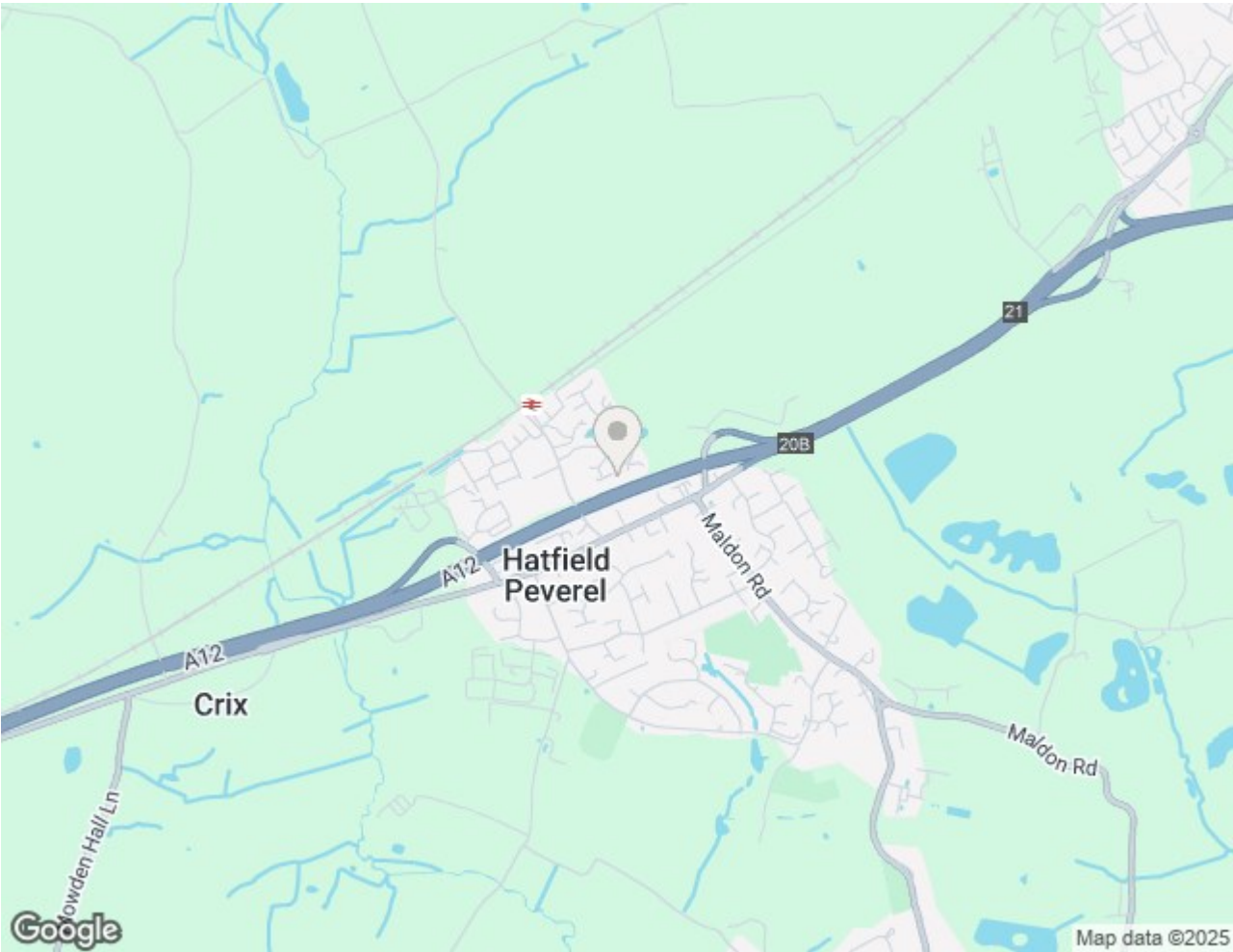


Larch Walk, Hatfield Peverel, Essex, CM3 2SF

Offers in excess of £340,000

- No onward chain
- Popular location within short walking distance of the train station
- Three bedrooms
- First floor bathroom and ground floor cloakroom
- 16'4 x 15' lounge and extended separate dining room
- Fitted kitchen with appliances to remain
- Gas central heating and UPVC double glazing
- Car port and additional visitors parking
- Secluded South facing rear garden
- EPC - TBC

NO ONWARD CHAIN.....A good size three bedroom end terrace property, situated in a popular location within short walking distance of the local train station offering direct links to London Liverpool Street. The property offers spacious accommodation, having been extended to the ground floor, and comprises three good size bedrooms, first floor bathroom and ground floor cloakroom, 16'4 x 15' lounge, separate dining room and fitted kitchen with appliances to remain. The property also boasts a carport with parking, UPVC double glazed windows, a secluded South facing rear garden and gas central heating. Early viewing advised to avoid disappointment.



| Energy Efficiency Rating                                                                                                                                                                                                                |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                  |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                 | Potential | Current                                                                                                                                                                                                                                                                         | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|                                                                                                                                                                                                                                         | 82        |                                                                                                                                                                                                                                                                                 |           |
|                                                                                                                                                                                                                                         | 65        |                                                                                                                                                                                                                                                                                 |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                              |           | England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                                                                      |           |

## Distances

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

Hatfield Peverel Primary School  
(1 mile)

A12 Northbound (0.8 miles)

A12 Southbound (1 mile)

Chelmsford City Centre (7  
miles)

London Stansted Airport (20.6  
miles)

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Obscure double glazed  
entrance door. Coved ceiling.  
Radiator. Built-in storage  
cupboard. Stairs to first floor.  
Controls alarm.

#### Cloakroom

Obscure double glazed window  
to front. Low level WC and  
vanity wash hand basin. Part  
tiled walls. Radiator.

#### Kitchen

2.85m x 2.36m (9'4" x 7'8" )  
Double glazed window to front  
and obscure double glazed door

to side. Fitted units to base and  
eye level. Laminate roll top work  
surfaces incorporating stainless  
steel sink unit with mixer taps.  
Appliances to remain including  
cooker, washing machine and  
full height fridge/freezer. Wall  
mounted gas fired boiler. Part  
tiled walls.

#### Lounge

4.98m x 4.58m (16'4" x 15'0" )  
Double glazed window to rear.  
Under stairs storage cupboard.  
Coved ceiling. Feature fireplace  
with fitted electric fire.

#### Dining Room

2.76m x 2.66m (9'0" x 8'8" )  
Double glazed window to side  
and double glazed sliding patio  
doors to rear. Radiator. Coved  
ceiling.

### FIRST FLOOR

#### Bedroom One

4.18m x 2.68m (13'8" x 8'9" )  
Double glazed window to rear.  
Coved ceiling. Radiator.

#### Bedroom Two

2.84m x 2.72m (9'3" x 8'11" )  
Double glazed window to front.  
Radiator.

#### Bedroom Three

3.29m x 2.20m (10'9" x 7'2" )  
Double glazed window to rear.  
Radiator.

#### Bathroom

Obscure double glazed window  
to front. Suite comprising  
panelled bath with hand holds  
and shower over. Pedestal  
wash hand basin and low level  
WC. Part tiled walls. Radiator.

#### Landing

Stairs to ground floor. Coved  
ceiling. Airing cupboard housing  
hot water cylinder.

### EXTERIOR

#### Rear Garden

A secluded and well maintained  
rear garden commencing with a  
paved patio area. Shingled path  
leading to rear garden where  
timber framed shed can be  
found. Lawned gardens with  
various mature flowers and  
shrubs. Fencing to boundaries  
with gate to side leading to  
front.

#### Car Port/Parking

Covered parking for one car.  
Further area for visitors parking.

## 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.



**Paul Mason** Associates

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





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