

Paul Mason Associates



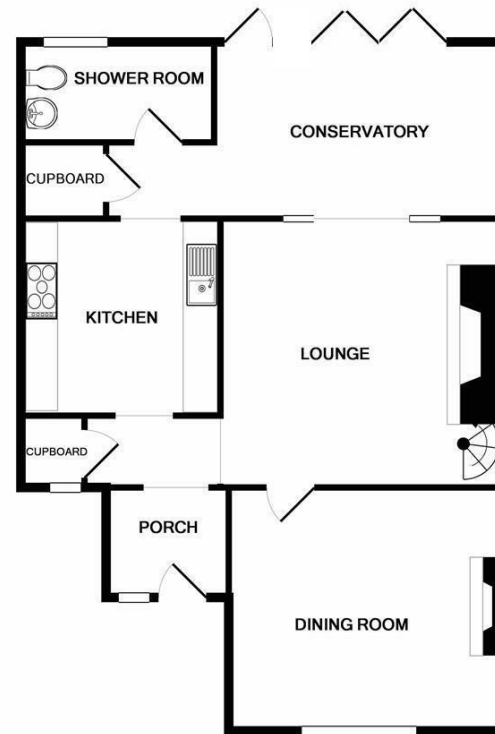
Maldon Road, Hatfield Peverel, Essex, CM3 2HS

Guide price £425,000

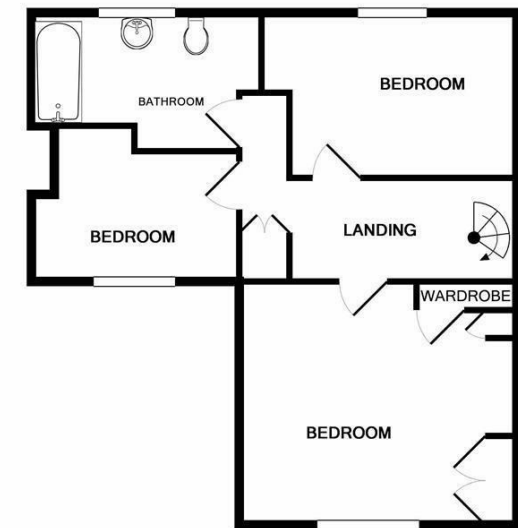


- No onward chain
- Wealth of charm and character
- Approx 0.7 miles from the train station
- Backing onto Recreational Park
- Three bedrooms
- Lounge, dining room & conservatory
- Fitted kitchen
- Family bathroom & separate wet room
- Well maintained secluded rear garden
- Off street parking to front

A charming three bedroom cottage situated in a sought after location, backing onto the local Recreation Park and within walking distance of the Primary School and train station with direct links to London Liverpool Street. The property is well presented throughout and offers a wealth of charm and character including exposed beams, studwork and feature fireplaces. The accommodation includes three bedrooms, modern family bathroom to the first floor and wet room to the ground floor, sitting room, dining room, conservatory and fitted kitchen. The property is also offered with NO ONWARD CHAIN and further features include a secluded rear garden, driveway providing off street parking and gas central heating.



GROUND FLOOR



1ST FLOOR

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		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	
	<b>64</b>		<b>83</b>
	<b>85</b>		<b>57</b>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

SALISBURY COTTAGES MALDON RD HATFIELD PEVEREL CM3 2HS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Distances

Hatfield Peverel Train Station 0.7 miles

A12 Northbound 0.3 miles

A12 Southbound 0.9 miles

Hatfield Peverel Primary School  
0.2 miles

Chelmsford City Centre 7 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

Tiled floor. Half glazed door and window to front.

#### Dining Room

3.99m x 3.62m (13'1" x 11'10")  
Window to front. Coved ceiling, feature brick ornate fireplace with provision for open fire.

#### Sitting Room

4.34m x 3.55m (14'2" x 11'7")  
Exposed beams and stud work. Feature fireplace to one wall. Door and stairs to first floor. Wall light points.

#### Conservatory

4.13m x 2.90m (13'6" x 9'6")  
Bi-fold doors to rear. Wood flooring and wall light points.

#### Wet Room

Obscure window to rear. Modern white suite comprising pedestal

wash hand basin and low level WC. Shower area with tiled surround. Mostly tiled walls. Inset lighting.

#### Kitchen

3.12m x 3.00m (10'2" x 9'10" )  
A range of fitted units to eye and base level finished with granite work-surfaces incorporating Butler style sink with mixer taps. Space for range style cooker. Space and plumbing for dishwasher and space for fridge. Larder cupboard housing gas fired boiler and freezer. Tiled floor. Exposed beams.

#### Utility Cupboard

Plumbing for washing machine. Shelving and storage.

### FIRST FLOOR

#### Bedroom One

3.68m x 3.64m (12'0" x 11'11")  
Window to front. Two built in double cupboards. Cast iron feature fireplace. Air conditioning unit. Wall light points. Access to loft.

#### Bedroom Two

3.59m x 2.47m (11'9" x 8'1")  
Window to rear. Inset lighting. Built in storage cupboards.

#### Bedroom Three

3.28m x 2.46m (10'9" x 8'0")  
Window to front. Inset lighting.

#### Bathroom

Obscure window to rear. White suite comprising panelled bath with mixer taps and shower over, pedestal hand wash basin and low level WC. Tiled floor. Heated towel rail. Inset lighting.

### EXTERIOR

#### Front Garden

Gravel driveway providing off street parking for two cars. Entrance path. Outside lighting.

#### Rear Garden

A private and well maintained garden with paved courtyard with raised flower beds. Gate to rear giving access to recreational park. Outside water tap. Fencing to boundaries.

#### Services

Gas central heating. Mains water, drainage and electric.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 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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