

Paul Mason Associates



Stone Path Drive, Hatfield Peverel, Essex, CM3 2LG
Offers in excess of £365,000

- No onward chain
- Sought after location, approx. 0.5 miles from train station
- Two double bedrooms and family bathroom to the first floor
- 17'6 x 13' lounge
- Modern fitted kitchen leading to conservatory
- Ground floor office/bedroom three with ensuite shower room
- Secluded low maintenance rear garden
- Block paved driveway providing off street parking
- Gas central heating
- EPC - C

Situated in a highly sought after location, within walking distance of the many village amenities and approx 0.5 miles from the train station with direct links to London Liverpool Street, is this extended and well presented three bedroom semi detached house. To the first floor the accommodation comprises two good size double bedrooms and family bathroom. The spacious ground floor boasts a 17'6 x 13' lounge, further double bedroom with ensuite shower room and modern fitted kitchen/breakfast room leading into a conservatory. Externally the property benefits from a well maintained secluded rear garden and block paved driveway providing off street parking for two cars. The property also offers gas central heating and UPVC double glazed windows, along with the benefit of being offered for sale with NO ONWARD CHAIN. Early viewing strongly advised to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Distances

Hatfield Peverel Railway Station
- 0.5 miles
Hatfield Peverel Primary School
- 0.8 miles
A12 Northbound - 5.3 miles
A12 Southbound - 2.4 miles
Chelmsford City Centre - 6.9 miles

All distances are approximate.

Accommodation

GROUND FLOOR

Entrance Lobby

Window to front and composite entrance door. Door to: -

Lounge

5.34m x 3.97m (17'6" x 13'0")
Double glazed window to front.
Feature fireplace with multi-fuel burner. Wood flooring. Coved ceiling and inset spot lighting.
Stairs to first floor. TV point.

Kitchen

3.97m x 2.75m (13'0" x 9'0")
Double glazed window to rear. A range of modern units fitted to eye and base level. Laminate work surfaces incorporating stainless steel sink unit. Space and plumbing for washing machine and dishwasher.
Integrated full height

fridge/freezer and eye level double oven. Electric hob with extractor hood over. Coved ceiling. Gas fired combination boiler. Part tiled walls. Open plan through to:-

Conservatory

3.30m x 2.62m (10'9" x 8'7")
Double glazed French doors to side and double glazed window to rear.

Bedroom Three/Office

4.01m x 2.05m (13'1" x 6'8")
Vaulted ceiling skylight. Glazed door to garden. Wood flooring.
Door to:-

En-suite Shower Room

Suite comprising corner shower cubicle, low level wc and pedestal wash hand basin. Tiled walls and floor.

FIRST FLOOR

Bedroom One

3.97m x 2.78m (13'0" x 9'1")
Double glazed window to front.
Coved ceiling.

Bedroom Two

3.98m x 2.72m (13'0" x 8'11")
Double glazed window to rear.
Coved ceiling and over-stairs storage cupboard.

Bathroom

Obscure double glazed window to side. Suite comprising pedestal wash hand basin, timber panelled bath with mixer taps and shower attachment. Low level w.c. Tiled walls and coved ceiling.

Landing

Stairs to ground floor. Coved ceiling and access to loft.

EXTERIOR

Rear Garden

A secluded low maintenance rear garden commencing with a paved patio area. Remainder laid to lawn with various flowers and shrubs. Outside tap.

Front Garden

Block paved driveway providing off street parking for two cars and access to entrance door. Various flowers and shrubs. Outside lighting.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Braintree

Viewings

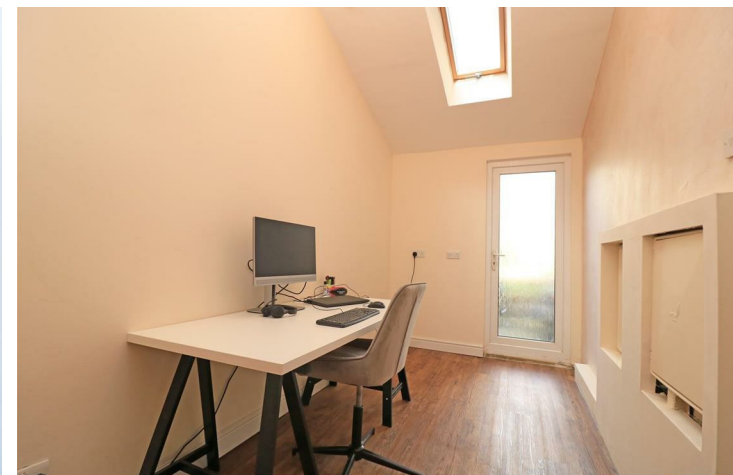
Strictly by appointment only

through the selling agent Paul Mason Associates 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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