



Ingelrica Avenue, Hatfield Peverel
CM3 2RW
£550,000 - £575,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

Key Features:

- Extended Three Bedroom Detached Property
- Impressive Open Plan Kitchen, Dining and Living Area
- Spacious and Versatile Reception Rooms
- Driveway Offering Ample Off-Street Parking
- Fully Established Private Rear Garden
- Ideally Located Within Walking Distance to Mainline Rail Station, Primary Schools and High Street

Palmer and Partners is delighted to present to the market this three bedroom detached property located in the sought after village of Hatfield Peverel. This family home is ideally located within walking distance of the village's High Street with its vast offering of restaurants and public houses, the local infant and junior school and the mainline rail station offering a direct access to London Liverpool Street in under an hour.

The well-presented property boasts of an impressive open plan kitchen, dining and living area perfect for hosting and entertaining. The modern fitted kitchen comprises of low and eye level cupboards, large kitchen island and breakfast bar, integrated washing machine and dishwasher, space for cooker and fridge freezer, and patio doors giving access to the rear garden. There is also a separate family room with a feature fireplace, a playroom / gym, and a downstairs cloakroom. The first



floor offers three good sized bedrooms and a family bathroom.

Externally, the property benefits from a well-established fully enclosed rear garden with paved patio area, a driveway offering off street parking and laid to lawn front garden with gated side access to the rear.

Palmer and Partners would strongly advise an early internal viewing to avoid disappointment.

Entrance Hall

Playroom / Gym: 4.76 x 2.35

Kitchen: 6.85 x 4.22

Living Room: 3.65 x 3.48

Dining Area: 2.30 x 3.48

Family Room: 4.38 x 3.48

Cloakroom

Bedroom 1: 4.18 x 4.40

Bedroom 2: 4.23 x 2.35

Bedroom 3: 2.69 x 4.09

Bathroom: 2.16 x 2.35



Palmer & Partners



Palmer & Partners



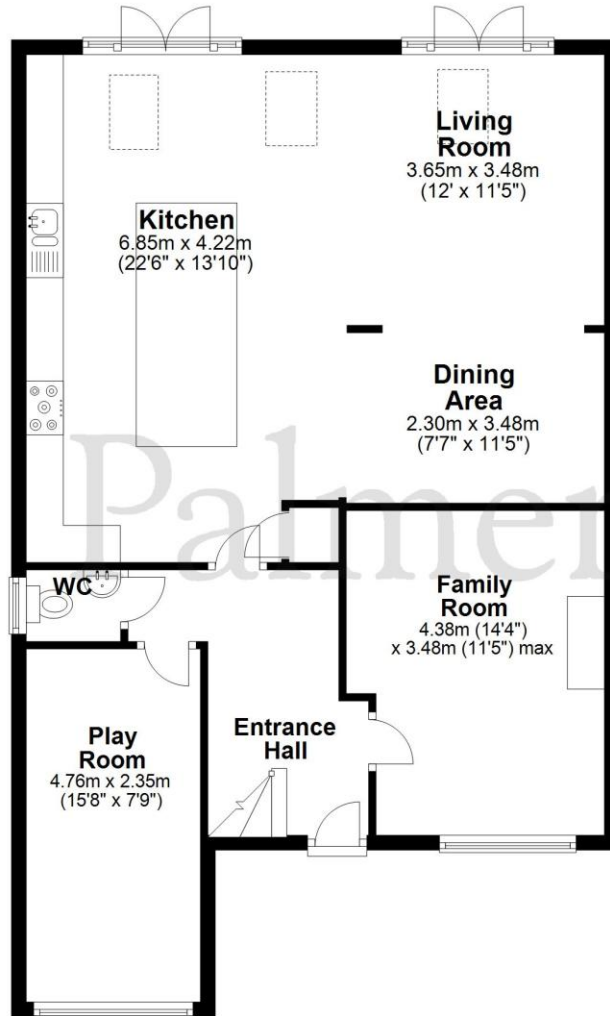
Palmer & Partners



Palmer & Partners

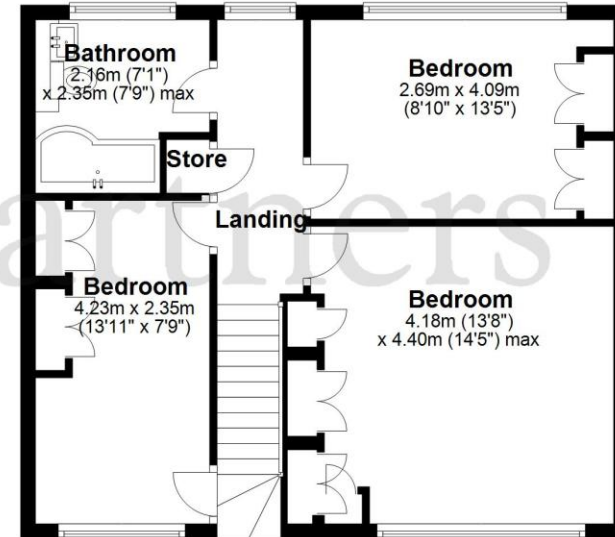
Ground Floor

Approx. 88.7 sq. metres (954.5 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



Total area: approx. 141.8 sq. metres (1525.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Ingelrica Close, Hatfield Peverel

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Palmer & Partners



Palmer & Partners



Palmer & Partners



Palmer & Partners



182 Moulsham Street, Chelmsford, Essex, CM2 0LG

chelmsford@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com