

Paul Mason Associates



Hilton Drive, Hatfield Peverel, CM3 2GN

Guide price £475,000



- No Onward Chain
- Detached Family Home
- Immaculate Throughout
- Kitchen/Dining Room
- Three Double Bedrooms
- En-Suite to Bedroom One
- Rear Garden
- Garage & Driveway Parking
- Walking Distance to Local Schooling, Shops & Mainline Train Station
- EPC - B

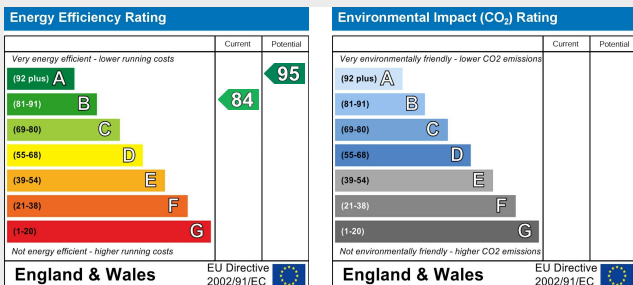
No Onward Chain.....Guide price £475,000 - £485,000 this well presented three bedroom detached house benefiting from 8 years remaining on its NHBC guarantee is located in the village of Hatfield Peverel. The accommodation comprises a generous hallway, lounge, fitted kitchen/dining room and a fitted cloakroom. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, two further double bedrooms and a fitted family bathroom.

Externally the property benefits from a large single garage to the side as well as off road parking to the front. The rear garden consists of a large patio seating area, the remainder is laid to lawn. Viewings come highly recommended to fully appreciate the size and condition of the property on offer.

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life. Hatfield Peverel railway station is within easy access and provides direct links to London Liverpool Street, Chelmsford and Colchester making the village a popular choice for commuters. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester.



## GROUND FLOOR

### Entrance Hall

### Cloakroom

### Lounge

4.3m x 4.1m incl.bay window (14'1" x 13'5" incl.bay window)

### Kitchen/Diner

6.7m x 2.9m (21'11" x 9'6")

## FIRST FLOOR

### Landing

### Bedroom One

4.0m max x 3.3m max (13'1" max x 10'9" max)

### En-Suite

2.1m x 1.2m (6'10" x 3'11")

### Bedroom Two

3.4m > 2.8m x 2.2m (11'1" > 9'2" x 7'2")

### Bedroom Three

3.4m x 2.2m (11'1" x 7'2")

### Family Bathroom

2.4m x 1.9m (7'10" x 6'2")

## EXTERIOR

### Rear Garden

### Frontage, Garage and Driveway

## Property Services

- Gas - Mains
- Electric - Mains
- Water - Mains

Drainage - Mains  
 Heating - Gas Central Heating  
 Local Authority - Braintree District Council

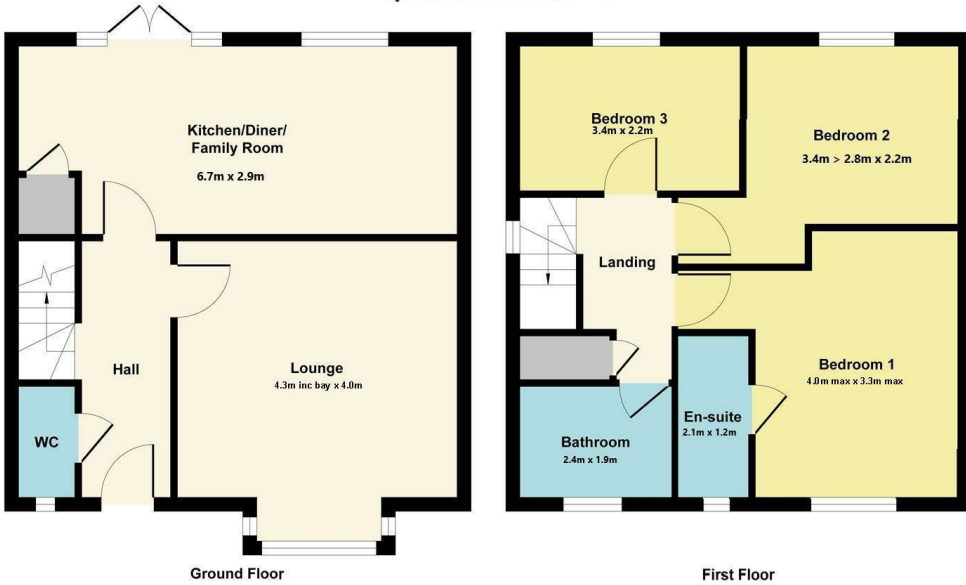
## Viewings

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 be read upon as statement of fact.

*Paul Mason* Associates





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