

Paul Mason Associates

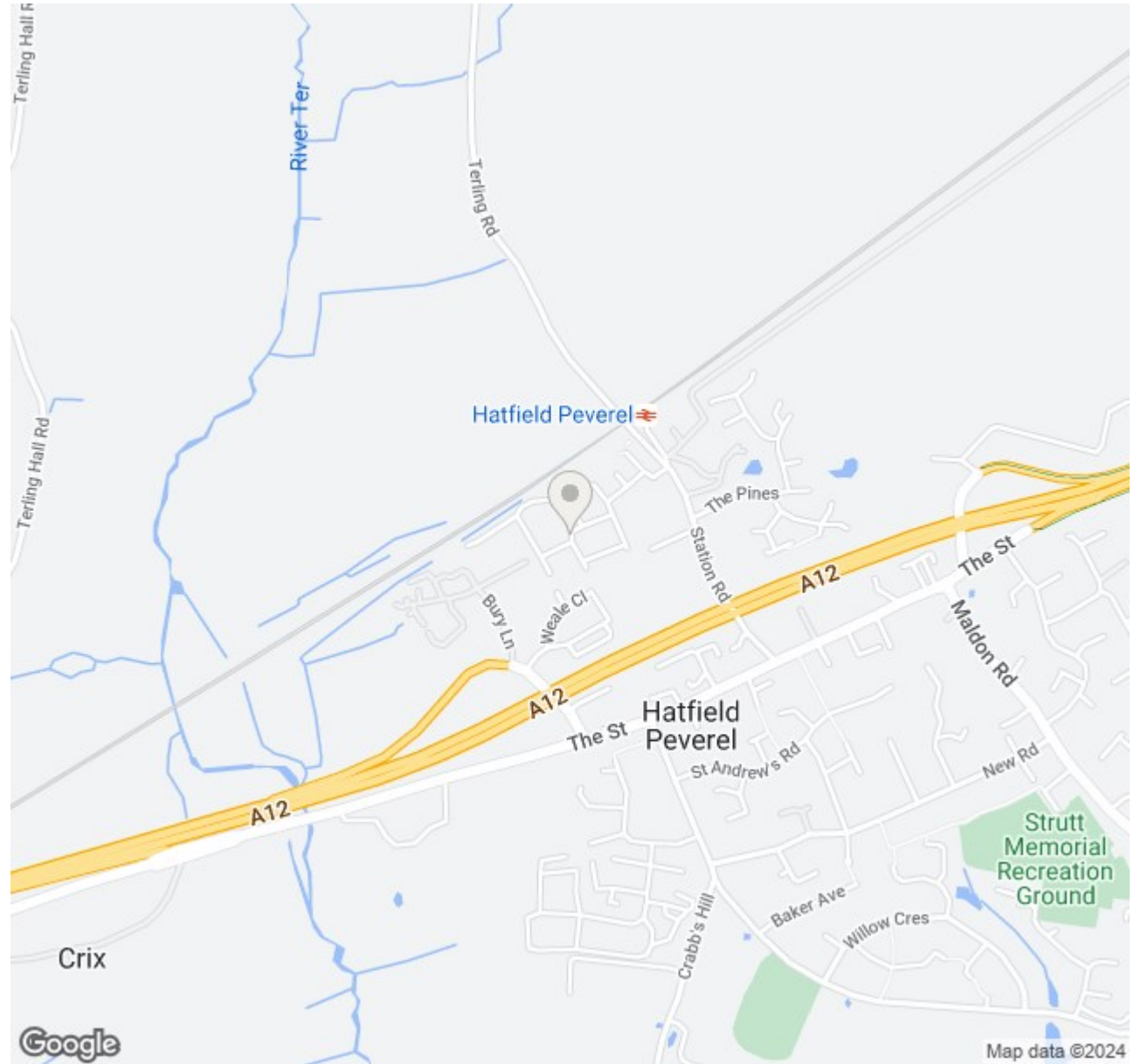


Friesian Way, Hatfield Peverel, Essex, CM3 2FP

£1,700 Per month

- Available from early January 2024
- Modern detached home built by Bellway in 2021
- Presented to a high specification throughout
- Unfurnished, with integrated kitchen appliances and wardrobes to remain
- Three bedrooms
- Ensuite, family bathroom and ground floor cloakroom
- Lounge and spacious kitchen/diner with French doors leading to garden
- Garage and driveway providing off street parking
- Fully alarmed - Window cleaning included
- EPC - B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		95	
(92 plus) A			(92 plus) A
(81-91) B	83		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Available early January 2024 is this splendid three bedroom detached home built by Bellway in 2021. The property is ideally situated within short walking distance of the train station with direct links to London Liverpool Street and also with easy access to the A12 and Chelmsford City Centre. The property is presented to a high standard throughout and is being let unfurnished, with kitchen appliances and wardrobes in the bedrooms to remain. The accommodation includes three good size bedrooms with ensuite shower room to the master bedroom, family bathroom and ground floor cloakroom, 17'8 x 10'7 lounge and modern 17'8 x 10'1 fitted kitchen/dining room with integrated appliances. The property also boasts a single garage, driveway providing off street parking, gas central heating and UPVC double glazing. The property also has the benefit of being fully alarmed and also includes the windows being cleaned on a monthly basis.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

5.39m x 3.23m (17'8" x 10'7")

Kitchen/Dining Room

5.41m x 3.09m (17'8" x 10'1")

FIRST FLOOR

Bedroom One

3.39m x 3.05m (11'1" x 10'0")

Ensuite Shower Room

Bedroom Two

3.53m x 2.33m (11'6" x 7'7")

Bedroom Three

3.09m x 2.56m (10'1" x 8'4")

Family Bathroom

Landing

EXTERIOR

Garage

7.18m x 3.07m (23'6" x 10'0")

Rear Garden

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
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