



New Road, Hatfield Peverel, Essex CM3 2HZ
£525,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

CLOSE TO MAINLINE STATION. Presented to a superb order is this attractive extended four bedroom home, offering spacious and contemporary family living. Accommodation includes a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The ground floor is quite wonderful and features a fantastic open plan style kitchen breakfast room, dining room, cloakroom, and a large lounge with quadruple bi-folding doors to the garden. Externally, along with driveway parking for three cars there is a larger than average garage and also a 115' (35 metres) southerly facing rear garden. This is truly a fantastic home with a high specification throughout. Energy rating C.

The property is also within easy walking distance of mainline rail station (service to Chelmsford & Liverpool Street) and also Hatfield Peverel's schools, restaurants, public houses and local shops. The City of Chelmsford is approx 5 miles.

FIRST FLOOR

Master Bedroom

13'7 x 10' plus wardrobes (4.14m x 3.05m plus wardrobes)

En-Suite Shower Room

Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

Bedroom Three

10'1 x 9'10 (3.07m x 3.00m)

Bedroom Four

10'4 x 10' (3.15m x 3.05m)

Family Bathroom

8' x 7'8 (2.44m x 2.34m)

Landing

GROUND FLOOR

Entrance Porch

Reception Hall

Cloakroom

Lounge

20' x 13'1 (6.10m x 3.99m)

A lovely room including a large skylight window and quadruple bi-folding doors to the garden. Open to:

Dining Room

12' x 12' (3.66m x 3.66m)

(Please note within the photographs this room is shown as both a dining room and also a playroom.)

Open Plan Style Kitchen Breakfast Room

A wonderful fully fitted kitchen. with all appliances and fitted breakfast seating.

EXTERIOR

Front

Parking for three cars.

Garage

16' x 10'3 (4.88m x 3.12m)

Southerly Facing Rear Garden

approx 115' (approx 35.05m)

Extensive lawn garden, store shed with power connected.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



