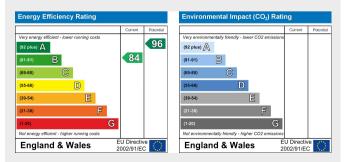
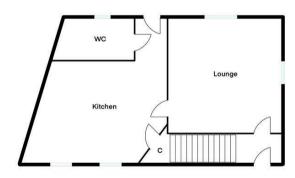


- Modern semi detached house built in 2017
- Well presented throughout
- Two double bedrooms
- Family bathroom plus ground floor cloakroom
- 12'3 x 11'7 lounge
- 16'9" x 14'1" max high gloss kitchen/dining room
- Good size well maintained rear garden
- Two/three allocated parking spaces
 plus additional visitor parking
- Gas central heating via combi boiler
- EPC B

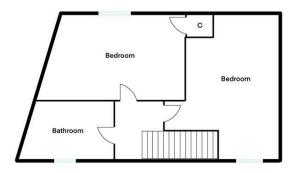


Built in 2017, is this modern spacious semi detached house, conveniently positioned within short walking distance of many village amenities including shops, doctors and bus service. The property is also ideally positioned approx 0.6 miles from the train station with direct links to London Liverpool Street and also 0.8 miles from the Primary School. The accommodation includes two good size double bedrooms, modern bathroom plus ground floor cloakroom, 12'3 x 11'7 lounge and 16'9" x 14'1" max high gloss kitchen/dining room with integrated appliances. The property overlooks a pleasant green to the front and also offers a good size secluded rear garden, gas central heating via combi boiler and allocated parking for two/three cars plus additional visitor parking. EARLY VIEWING ADVISED.

Ground Floor



First Floor



Distances

Hatfield Peverel Railway Station
- 0.6 miles
Hatfield Peverel Primary School

Hatfield Peverel Primary School

- 0.8 miles

A12 Northbound - 0.7 Miles A12 Southbound - 0.6 miles Chelmsford City Centre - 7.7 miles

Stansted Airport - 19.4 miles

All mileages are approximate

ACCOMMODATION GROUND FLOOR

Entrance Hall

Composite entrance door. Stairs to first floor. Laminate flooring.

Lounge

3.75m x 3.55m (12'3" x 11'7")

Double glazed windows to rear and side. Laminate flooring.

Radiator. TV point.

Kitchen/Dining Room

5.11m x 4.31m max (16'9" x 14'1" max)

Two double glazed windows to front and double glazed door to rear. A range of white high gloss fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Integrated appliances to remain including

cooker with hob above and extractor over, full height fridge/freezer, washing machine and dishwasher. Large storage cupboard housing gas fired combi boiler. Tiled flooring. Radiator.

Cloakroom

Obscure double glazed window to rear. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and tiled splash back. Radiator. Extractor fan.

FIRST FLOOR

Bedroom One

4.50m x 3.10m (14'9" x 10'2") Double glazed window to front. Radiator. Built in storage cupboard/wardrobe.

Bedroom Two

4.35m x 3.77m max (14'3" x 12'4" max)

Double glazed window to rear. Radiator. Built in storage cupboard/wardrobe.

Bathroom

Obscure double glazed window to front. Modern white three piece suite comprising panelled bath with hand holds and shower over. Low level WC and pedestal wash hand basin with mixer taps. Radiator. Extractor fan. Part tiled walls.

Landing

Double glazed window to front. Access to insulated loft with lighting. Stairs to ground floor.

EXTERIOR

Allocated Parking

Two allocated parking spaces plus additional visitor parking. Outside power points.

Rear Garden

A well maintained good size rear garden commencing with a large paved patio area. Remainder laid to lawn with stone path leading to rear of garden housing a timber framed shed which houses a separate consumer unit. Fencing to boundaries to gate giving access to side. Outside lighting. Outside power points.

Services

Gas central heating via combi boiler. Mains water supply and drainage.

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.













35 The Street Latchingdon Chelmsford Essex CM3 6JP

T: 01621 742 310

Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946 Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP























35 The Street Latchingdon Chelmsford Essex CM3 6JP

T: 01621 742 310

Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946 Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP



