

Paul Mason Associates



Ranulph Way, Hatfield Peverel, Essex, CM3 2RN

Guide Price £525,000 - £550,000

- No onward chain
- Highly sought after location - Short walk to St Andrews Junior School
- Extended four bedroom detached family home
- Modern first floor shower room plus further ground floor shower room
- Lounge and separate dining room
- Fitted kitchen/breakfast room
- Single garage plus block paved driveway providing ample parking
- Good size secluded rear garden
- Approx 0.9 miles to the village train station
- EPC - TBC

GUIDE PRICE £525,000 - £550,000Ideally situated within short walking distance of the highly regarded St Andrews Junior School, is this extended four bedroom detached family home. The property is also conveniently positioned close to open countryside and also approx. 0.9 miles from the train station with direct links to London Liverpool Street. The property has been extended to the ground floor to the rear offering ideal space for the growing family and is also offered for sale with the benefit of no onward chain. The accommodation comprises four good size bedrooms, modern re-fitted first floor shower room plus additional ground floor shower room, lounge and separate dining room plus fitted kitchen/breakfast room. The property also benefits from a good size secluded rear garden, single garage and block paved driveway providing ample off street parking. An internal viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	79		
	68		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Location....

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, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. 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. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Shower Room

Lounge

4.82m x 3.41m (15'9" x 11'2")

Dining Room

4.54m x 4.34m (14'10" x 14'2")

Kitchen

5.21m x 3.05m max (17'1" x 10'0" max)

FIRST FLOOR

Bedroom One

3.92m x 3.78m (12'10" x 12'4")

Bedroom Two

3.41m x 3.00m (11'2" x 9'10")

Bedroom Three

4.01m x 2.51m (13'1" x 8'2")

Bedroom Four

3.41m x 2.41m (11'2" x 7'10")

Shower Room

Landing

EXTERIOR

Single Garage

Rear Garden

Driveway Providing Ample Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Braintree

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.



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