

Paul Mason Associates



Priory Farm Road, Hatfield Peverel, Essex, CM3 2NJ
Offers in excess of £685,000

- Extended and completely re-furbished to a high standard throughout
- Highly sought after cul-de-sac location
- Five good size bedrooms set over two floors
- Re-fitted family bathroom, ensuite shower room and further ensuite WC
- Splendid 26' x 20' re-fitted kitchen/dining/family room
- 20'1 x 10' lounge
- 120' x 60' south/east facing secluded plot
- Garage and ample off street parking
- Replaced windows and bi-fold doors
- EPC - TBC

Paul Mason Associates are delighted to offer for sale this splendid five bedroom detached property, which has been extended and completely re-furbished by the present sellers to an extremely high standard throughout. The property is ideally positioned approx 1.6 miles from Hatfield Peverel train station with direct links to London Liverpool Street and also within short driving distance of the A12, Maldon, Witham and Chelmsford City Centre. The property boasts flexible and spacious accommodation ideal for the modern family, with the highlight being a magnificent 26' x 20' kitchen/dining/family room with re-fitted kitchen and bi-fold doors leading to the rear garden. The ground floor accommodation further boasts a 20'1 x 10 lounge, re-fitted family bathroom and three bedrooms. The the first floor there are two spacious double bedrooms, one with a large walk in wardrobe/dressing room and ensuite WC and the second with re-fitted ensuite shower room. The property also benefits from being decorated to a high standard throughout, having replaced double glazed windows and bi-fold doors, a landscaped secluded and well maintained south/east facing plot of approx 120' x 60' max, single garage plus large block paved driveway providing ample off street parking. EARLY VIEWING HIGHLY RECOMMENDED.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																													
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England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>																													

Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street
(1.6 miles)

Hatfield Peverel Primary School
(1 mile)

A12 Northbound (1.3 miles)

A12 Southbound (2 miles)

Chelmsford City Centre (7.5
miles)

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Porch

Composite entrance door and
obscure double glazed window
to front. Karndean flooring.
Open through to:-

Inner Hall

Karndean flooring. Radiator.

Lounge

6.14m x 3.05m (20'1" x 10'0")

Double glazed window to front.
Karndean Flooring. Two
Radiators. TV point.

Kitchen/Dining/Family Room

7.93m x 6.10m (26'0" x 20'0")

Double glazed bi-fold doors to
rear. An extensive range of
modern re-fitted units to base
and eye level. Integrated
appliances to remain including
dishwasher, oven and
microwave oven, wine cooler
and induction hob. Space for
large American style
fridge/freezer. Quartz work
surfaces incorporating sink unit
with mixer taps and and
breakfast bar. Tiled flooring with
underfloor heating. Inset spot
lighting. TV point.

Bedroom Three

3.78m x 3.33m (12'4" x 10'11")

Double glazed window to front.
Fitted wardrobes to remain.
Radiator.

Bedroom Four

3.80m x 2.76m (12'5" x 9'0")

Double glazed window to side.
Radiator.

Bedroom Five

2.71m x 2.54m (8'10" x 8'3")

Double glazed window to rear.
Radiator.

Family Bathroom

Two obscure double glazed
windows to rear. Re-fitted
modern white suite comprising
panelled bath with mixer taps
and shower over with fitted
glass shower screen. Vanity
wash hand basin with mixer
taps and storage cupboard
below. Tiled flooring. Tiled walls.
Inset spot lighting. Chrome
effect heated towel rail.

FIRST FLOOR

Bedroom One

5.64m x 5.05m (18'6" x 16'6")

Double glazed windows to rear.
Inset spot lights. Radiator. Door
to:-

En-suite Shower Room

A modern re-fitted white suite
comprising large shower area

with fitted glass shower screen. Low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Chrome effect heated towel rail. Inset spot light.

Bedroom Two

5.14m x 5.04m (16'10" x 16'6")

A spacious room which could easily be converted into a large walk in wardrobe or dressing room.

En-suite WC

Re-fitted white suite comprising low level WC and vanity wash hand basin with mixer taps and tiled splash back and storage below. Inset spot lighting.

Walk In Wardrobe/Dressing Room

A large walk in wardrobe/dressing room.

EXTERIOR - PLOT SIZE 120' X 60'

Rear Garden - Approx 55' Deep x 60' Wide

A good size secluded south/east facing rear garden with extensive gardens and various flowers and shrubs. Fencing to boundaries with

access to both sides. Large paved patio area to one side. Private enclosed seating area to one corner.

Front Garden

A large recently laid block paved driveway providing ample off street parking. Small lawned area with various flowers and shrubs. Access to side. Dwarf feature brick wall to front.

Services

Oil central heating. 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.



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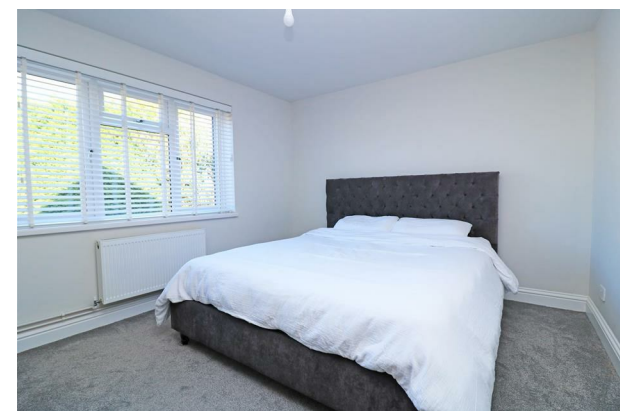
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