

Paul Mason Associates



De Vere Close, Hatfield Peverel, Essex, CM3 2LS  
Offers in excess of £700,000

- Highly sought after location, within short walking distance of the local train station and primary school
- No onward chain
- Four good size bedrooms
- Modern ensuite, family bathroom and ground floor cloakroom
- Three spacious reception rooms plus conservatory
- 13'5 x 11'3 kitchen/breakfast room
- Detached garage plus ample off street parking
- Secluded and well maintained rear garden
- Modern UPVC double glazed sash windows
- EPC - TBC

Nestled in a tranquil highly sought after cul-de-sac in the village of Hatfield Peverel, this 4-bedroom detached property presents a fantastic opportunity for those seeking to create their dream home.

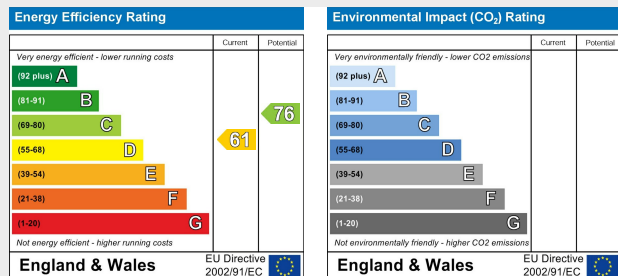
Upon entering, you'll be greeted by a spacious entrance hallway with access to a downstairs cloakroom and a study, ideal for home office use. The property features a separate dining room and a kitchen with a breakfast bar for casual dining. The 19'7 x 12'8 lounge offers access to a conservatory that overlooks the rear garden, providing a space to relax.

The first floor boasts a spacious landing that connects to four good size bedrooms and a large modern four piece family bathroom. Three of these are double rooms with fitted wardrobes, including a master bedroom complete with a modern en-suite shower room.

Outside, the garden is a notable highlight commencing with a paved patio area overlooking the lawned garden with flower and shrubs. It is also not overlooked by neighbours, and the steps down give access to a lower tier. To the front there is a detached garage with utility area to the rear, along with the driveway provides ample off-street parking, adding to the convenience of this family-friendly home.

The property is located within short walking distance of the local primary school and approx. one mile from a mainline train station into London Liverpool Street and a short drive to the A12.

The property is also offered for sale with the benefit of no onward chain.



## Location.....

The property is located in the delightful village of Hatfield Peverel, which is 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 Hall

6.52 x 2.18 (21'4" x 7'1")

#### Cloakroom

#### Lounge

5.98 x 3.87 (19'7" x 12'8")

#### Dining Room

4.12 x 3.17 (13'6" x 10'4")

#### Study

2.87 x 2.38 (9'4" x 7'9")

#### Conservatory

2.78 x 2.57 (9'1" x 8'5")

#### Kitchen/Breakfast Room

4.10 x 3.43 (13'5" x 11'3" )

### FIRST FLOOR

#### Bedroom One

4.73 x 3.28 (15'6" x 10'9" )

#### Ensuite Shower Room

#### Bedroom Two

4.14 x 3.2 (13'6" x 10'5")

#### Bedroom Three

3.69 x 3.44 (12'1" x 11'3")

#### Bedroom Four

3.67 x 2.38 (12'0" x 7'9")

#### Family Bathroom

2.89 x 2.85 (9'5" x 9'4")

## EXTERIOR

### Garage

### Rear Garden

### Driveway Providing Ample Parking

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Braintree

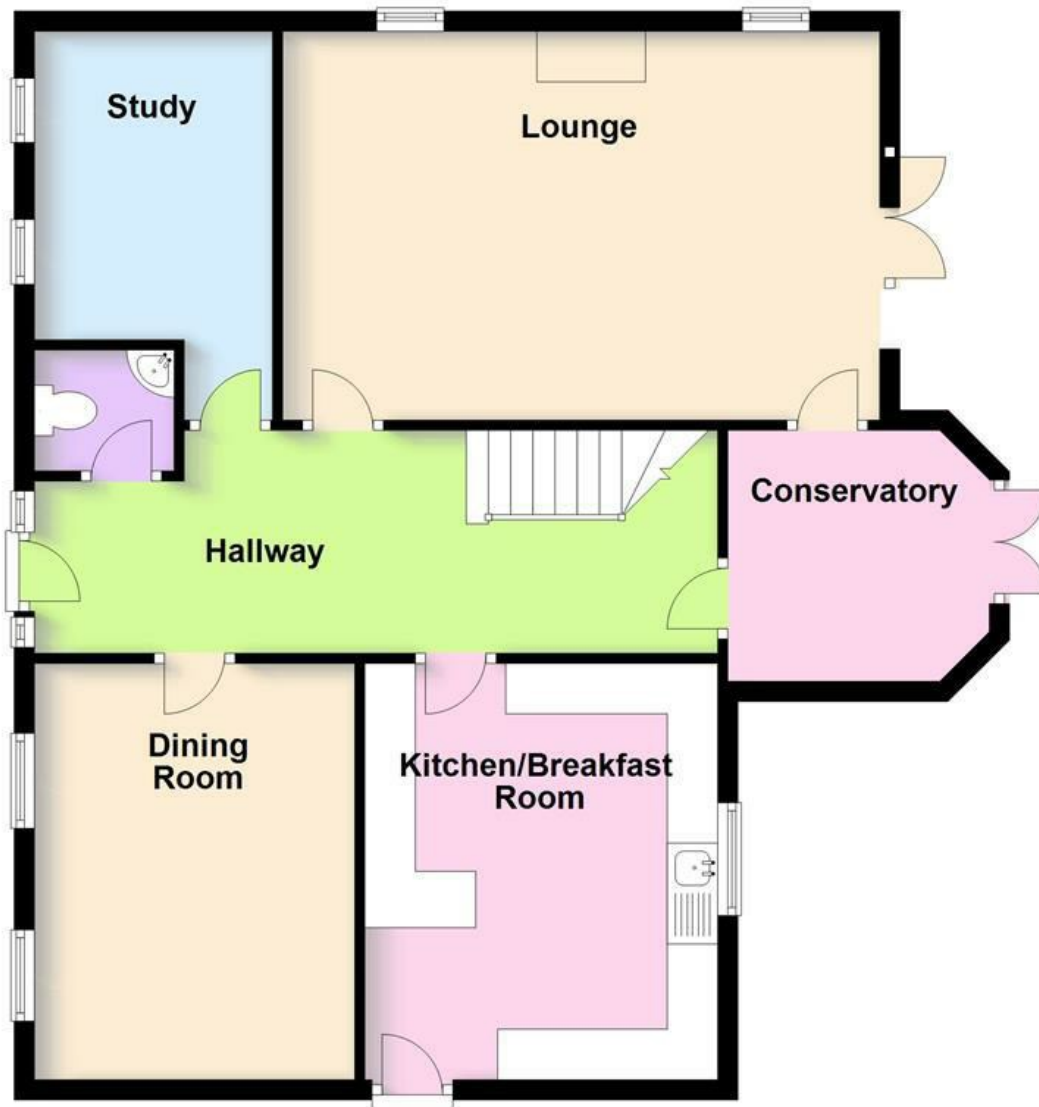
### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

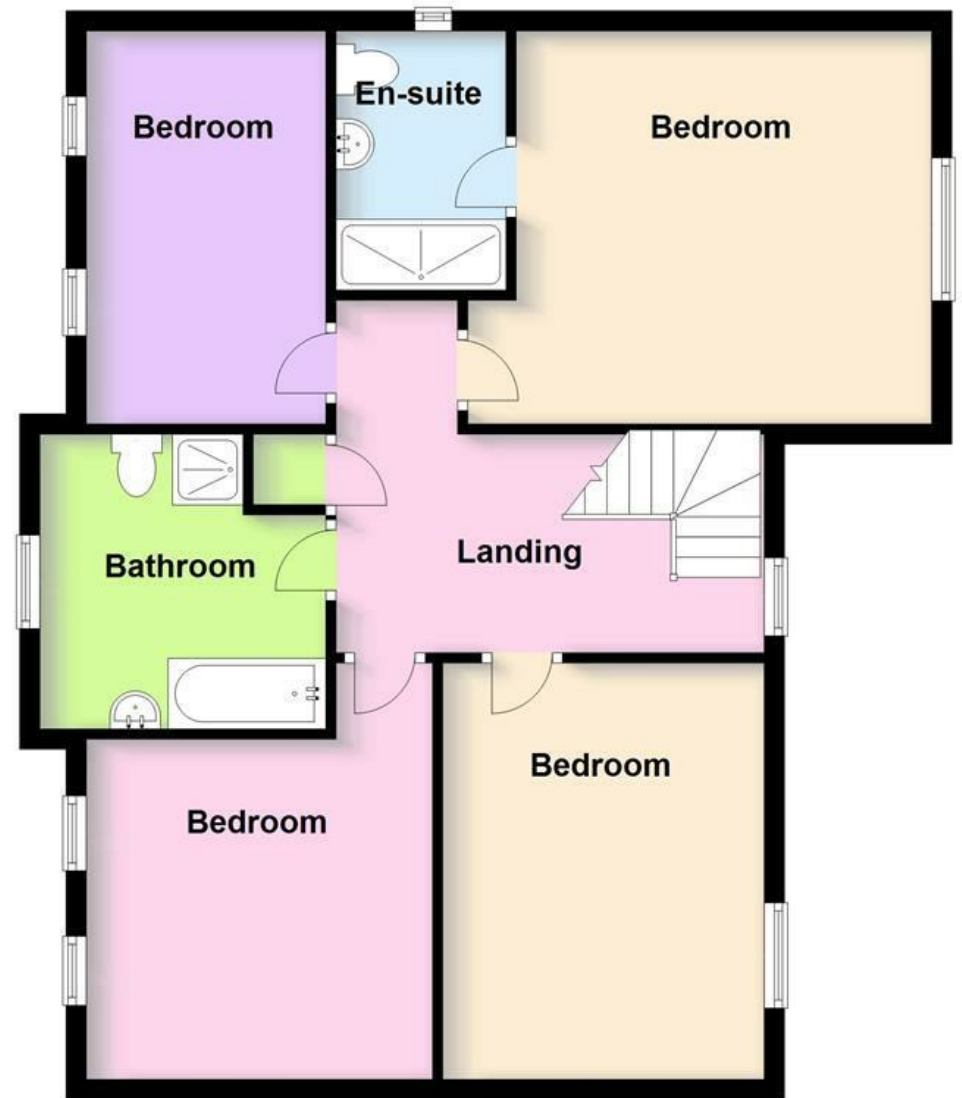
### Important Notices

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.

## Ground Floor



## First Floor



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.

Plan produced using PlanUp.



Paul Mason Associates

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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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





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