

Paul Mason Associates



Station Road, Hatfield Peverel, Essex, CM3 2DS

Offers in excess of £475,000

- No onward chain
- Plot measuring approx 230', with rear garden approx 170'
- Detached bungalow with ample scope to extend and improve, subject to any required planning consent
- Three bedrooms
- Family bathroom and ensuite shower room
- Lounge, dining room and conservatory
- Off street parking with side vehicular access leading to garage
- Short walk to train station and village amenities
- Keys held for viewings
- EPC - E

Situated in a popular location, within short walking distance of the train station and many village amenities, is this spacious detached bungalow, being offered for sale with the benefit of NO ONWARD CHAIN. The property offers deceptively spacious accommodation throughout which includes three bedrooms, family bathroom plus ensuite shower room, 16'2 x 11'9 lounge, 12'5 x 12'1 dining room, conservatory and fitted kitchen. The property boasts a wonderful secluded plot measuring approx 230' in length, with the rear garden being approx 170'. There is ample scope to extend and improve, subject to any required planning consent. There is also a useful side vehicular access leading to the rear garden, where the detached garage can be found. An internal viewing is highly recommended.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	<b>71</b>		
<b>48</b>			
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



Total area: approx. 1089.4 sq. feet

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Plan produced using PlanUp.

## Distances

Hatfield Peverel Train Station 0.1 miles

A12 Northbound 0.5 miles

A12 Southbound 0.7 miles

Hatfield Peverel Primary and

Junior School 0.8 miles

Chelmsford City Centre 7 miles

(All distances are approximate)

## ACCOMMODATION

### Entrance Hall

Obscure part glazed entrance door. Radiator. Access to loft area. Central heating thermostat. Airing cupboard housing hot water cylinder and gas fired boiler.

### Bedroom Two

4.28m x 3.05m (14'0" x 10'0" )  
Double glazed bay window to front.  
Coved ceiling. Radiator.

### Bedroom Three

3.06m x 2.26m (10'0" x 7'4" )  
Double glazed window to side.  
Coved Ceiling. Radiator.

### Lounge

4.95m x 3.59m (16'2" x 11'9" )  
Double glazed bay window to front.  
Radiator. Coved ceiling. Feature fireplace with fitted wood burner. TV point. Display shelving. Arch through to dining room.

### Dining Room

3.80m x 3.70m (12'5" x 12'1" )  
Double glazed French doors leading to conservatory. Coved ceiling. Radiator. TV point.

### Conservatory

3.77m x 3.27m (12'4" x 10'8" )  
Double glazed windows to side and rear. Double glazed French doors to rear. Radiators. Laminate flooring.

### Kitchen

3.19m x 3.11m (10'5" x 10'2" )  
Double glazed window to side and obscure double glazed door to side. Range of fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space and plumbing for dishwasher. Space for cooker, fridge and further appliance. Part tiled walls. Tiled flooring.

### Family Bathroom

Obscure double glazed window to side. White suite comprising panelled bath with mixer taps and shower attachment. Vanity wash hand basin with mixer taps and storage below. Low level WC. Radiator. Part tiled walls. Tiled flooring.

### Bedroom One

3.28m x 3.06m (10'9" x 10'0" )  
Double glazed window to side.  
Coved ceiling. Inset spotlighting. Radiator. Laminate flooring. Door to en-suite.

### Ensuite

Suite comprising low level WC and vanity wash hand basin. Double width shower cubicle with tiles surround and fitted glass shower screen. Fully tiled walls. Radiator. Extractor fan.

## EXTERIOR - PLOT MEASURING APPROX 230'

### Front Garden

Driveway providing off street parking. Double gates to side giving vehicular access to rear garden. Various flowers and shrubs.

### Garage

Up and over door to front. Power and light connected.

### Rear Garden - Approx 170'

Double gates with shingle drive leading to rear of the garden housing detached garage and storage shed commencing with a paved patio area. Laid to lawn with various flowers and shrubs. Mature hedging to boundaries providing seclusion. Summer house and large timber framed shed. Water

tap. Greenhouse. Fencing to boundaries.

### Services

Gas 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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