

Paul Mason Associates

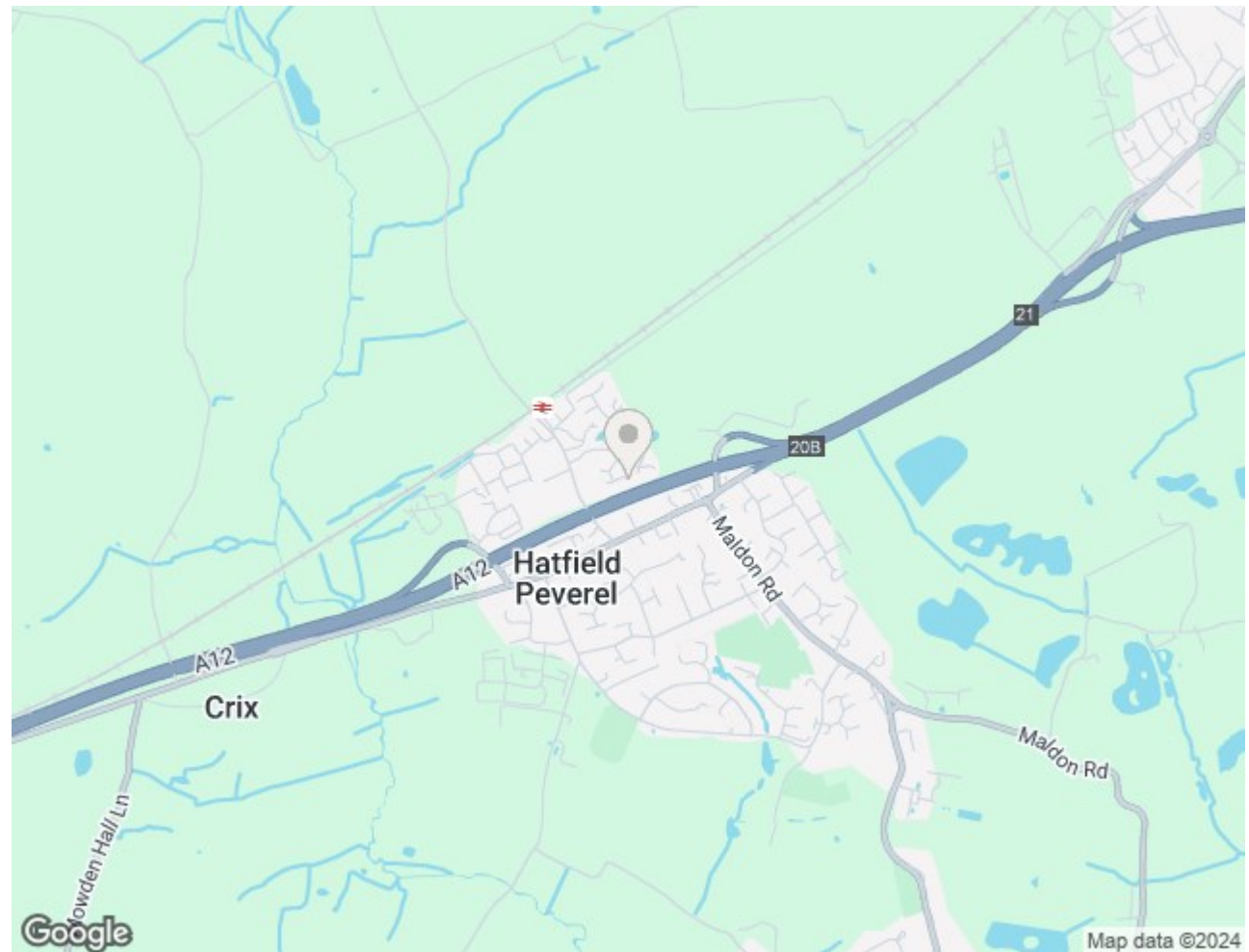
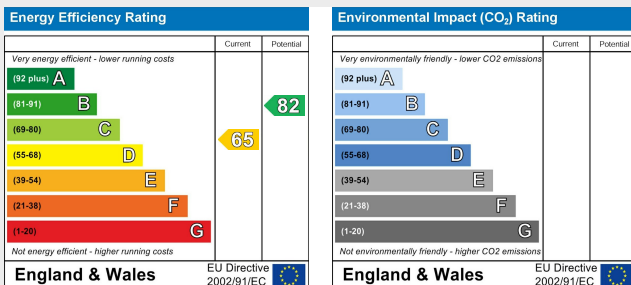


Larch Walk, Hatfield Peverel, Essex, CM3 2SF

Offers in excess of £340,000

- No onward chain
- Popular location within short walking distance of the train station
- Three bedrooms
- First floor bathroom and ground floor cloakroom
- 16'4 x 15' lounge and extended separate dining room
- Fitted kitchen with appliances to remain
- Gas central heating and UPVC double glazing
- Car port and additional visitors parking
- Secluded South facing rear garden
- EPC - TBC

NO ONWARD CHAIN.....A good size three bedroom end terrace property, situated in a popular location within short walking distance of the local train station offering direct links to London Liverpool Street. The property offers spacious accommodation, having been extended to the ground floor, and comprises three good size bedrooms, first floor bathroom and ground floor cloakroom, 16'4 x 15' lounge, separate dining room and fitted kitchen with appliances to remain. The property also boasts a carport with parking, UPVC double glazed windows, a secluded South facing rear garden and gas central heating. Early viewing advised to avoid disappointment.



## Distances

Hatfield Peverel Railway Station feeding London Liverpool Street (0.2 miles)

Hatfield Peverel Primary School (1 mile)

A12 Northbound (0.8 miles)

A12 Southbound (1 mile)

Chelmsford City Centre (7 miles)

London Stansted Airport (20.6 miles)

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Obscure double glazed entrance door. Coved ceiling. Radiator. Built-in storage cupboard. Stairs to first floor. Controls alarm.

#### Cloakroom

Obscure double glazed window to front. Low level WC and vanity wash hand basin. Part tiled walls. Radiator.

#### Kitchen

2.85m x 2.36m (9'4" x 7'8" )  
Double glazed window to front and obscure double glazed door

to side. Fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Appliances to remain including cooker, washing machine and full height fridge/freezer. Wall mounted gas fired boiler. Part tiled walls.

#### Lounge

4.98m x 4.58m (16'4" x 15'0" )  
Double glazed window to rear. Under stairs storage cupboard. Coved ceiling. Feature fireplace with fitted electric fire.

#### Dining Room

2.76m x 2.66m (9'0" x 8'8" )  
Double glazed window to side and double glazed sliding patio doors to rear. Radiator. Coved ceiling.

## FIRST FLOOR

#### Bedroom One

4.18m x 2.68m (13'8" x 8'9" )  
Double glazed window to rear. Coved ceiling. Radiator.

#### Bedroom Two

2.84m x 2.72m (9'3" x 8'11" )  
Double glazed window to front. Radiator.

#### Bedroom Three

3.29m x 2.20m (10'9" x 7'2" )  
Double glazed window to rear. Radiator.

#### Bathroom

Obscure double glazed window to front. Suite comprising panelled bath with hand holds and shower over. Pedestal wash hand basin and low level WC. Part tiled walls. Radiator.

#### Landing

Stairs to ground floor. Coved ceiling. Airing cupboard housing hot water cylinder.

## EXTERIOR

#### Rear Garden

A secluded and well maintained rear garden commencing with a paved patio area. Shingled path leading to rear garden where timber framed shed can be found. Lawned gardens with various mature flowers and shrubs. Fencing to boundaries with gate to side leading to front.

#### Car Port/Parking

Covered parking for one car. Further area for visitors 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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