

Paul Mason Associates



De Vere Close, Hatfield Peverel, Essex, CM3 2LS
Guide price £775,000

- Four double bedroom family home in one of Hatfield Peverel's most sought-after roads
- Short walking distance to St Andrew's Primary School, easy access to nearby village amenities and approx 1 mile from the train station
- Spacious lounge with feature fireplace and French doors to the rear garden
- Separate dining room ideal for entertaining and home office/study
- Generous kitchen with ample worktop space and useful utility area
- Impressive conservatory providing a versatile additional reception space
- Principal and second bedrooms both benefiting from en-suite facilities - Family bathroom and ground floor cloakroom
- Private rear garden, double garage and driveway parking for several vehicles
- No onward chain - Keys held for viewings
- EPC - C

**** Unexpectedly Re-available ****.....Situating along one of Hatfield Peverel's most sought-after roads, this substantial four-bedroom family home offers generous and versatile accommodation, while being ideally positioned within short walking distance of the highly regarded St Andrew's Primary School, nearby amenities and approx 1 mile from the train station with direct links to London Liverpool Street.

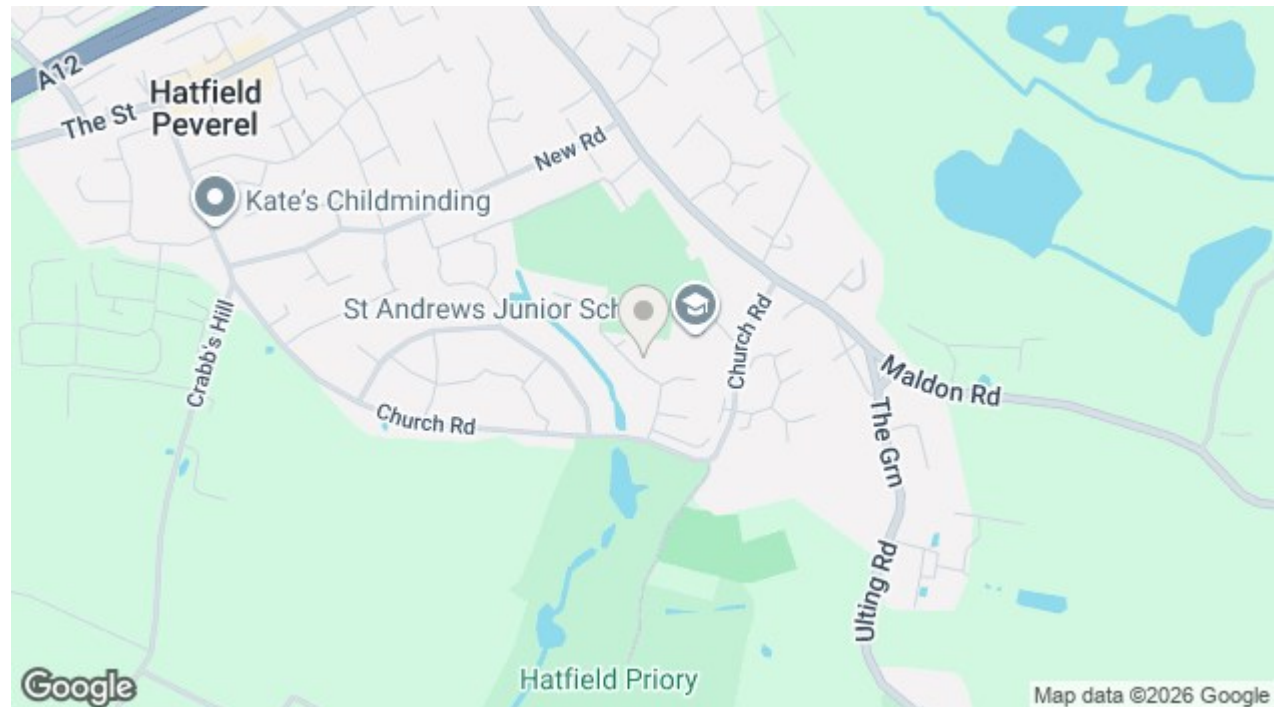
The property is welcomed by an entrance hallway providing access to the spacious lounge at the rear, featuring a feature fireplace and French doors opening directly onto the rear garden. There is also a separate dining room with ample space for a large dining table, making it ideal for entertaining. The spacious kitchen offers an excellent amount of worktop and storage space and is complemented by a useful utility area.

A particular feature of the home is the impressive conservatory, providing a substantial additional reception space which could be used as a family room or further dining area. From here, there is also direct access into the generous 5.58m x 5.56m double garage. Completing the ground floor is a separate study, perfect for those working from home, along with a convenient cloakroom.

Upstairs, the spacious landing leads to four well-proportioned double bedrooms. Both the principal bedroom and second bedroom benefit from their own en-suite facilities, while a separate four piece family bathroom serves the remaining bedrooms. With four double bedrooms and three bathrooms in total, the layout is particularly well suited to a growing family.

Outside, the rear garden provides a lovely space with a patio area for outdoor seating and the remainder predominantly laid to lawn. Established shrubbery surrounds the garden, helping to create an attractive and private setting. To the front, there is driveway parking for several vehicles alongside an established front garden, with access to the double garage.

The property is also offered with NO ONWARD CHAIN..



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 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

Cloakroom

Lounge
5.41m x 4.00m (17'8" x 13'1")

Dining Room
3.58m x 3.28m (11'8" x 10'9")

Study
3.58m x 2.38m (11'8" x 7'9")

Kitchen/Breakfast Room
4.58m x 3.37m (15'0" x 11'0")

Utility Room
3.36m x 1.83m (11'0" x 6'0")

Conservatory
5.56m x 5.34m max (18'2" x 17'6" max)

FIRST FLOOR

Bedroom One
5.42m x 4.08m (17'9" x 13'4")

Ensuite Shower Room

Bedroom Two
4.38m x 3.76m (14'4" x 12'4")

Ensuite Shower Room

Bedroom Three
3.60m x 3.26m (11'9" x 10'8")

Bedroom Four
3.60m x 2.35m (11'9" x 7'8")

Family Bathroom

Landing

EXTERIOR

Detached Double Garage
5.58m x 5.56m (18'3" x 18'2")

Rear Garden

Off Street Parking

Property Services

Gas -
Electric - Mains
Water - Mains
Drainage - Mains
Heating -
Local Authority -

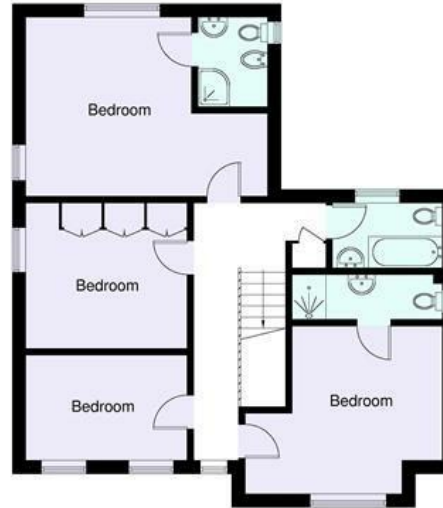
Viewings

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.

De Vere Close, HP, CM3 2LS
Approximate Gross Internal Area = 210.2 sq m / 2262 sq ft



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let



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