

Paul Mason Associates



Rayleigh Court, Hatfield Peverel, Essex, CM3 2FU

35% Shared Ownership - £113,750

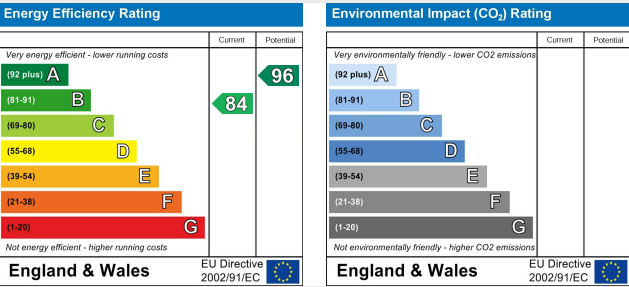
- 35% shared ownership
- Modern two-bedroom end-terrace home built by Bellway Homes in 2022
- Walking distance to Hatfield Peverel station with direct links to London Liverpool Street
- First floor bathroom plus ground floor cloakroom
- 16'8 x 13'5 lounge/dining room
- Modern fitted kitchen with appliances
- Allocated parking to front for two cars
- Low maintenance rear garden
- Please Note: All interested parties must undergo an Initial Financial Assessment via Delta Housing before viewing, to check their eligibility to purchase the property.
- EPC - B

35% Shared OwnershipSituatd within the popular Old Dairy Approach development in Hatfield Peverel is this two-bedroom end terrace home offering spacious and practical accommodation, ideally positioned within short walking distance of Hatfield Peverel train station, providing direct links into London Liverpool Street, as well as the village’s local amenities.

Internally the accommodation comprises two spacious double bedrooms, first floor family bathroom plus ground floor cloakroom, 16'8 x 13'5 lounge/dining room and Modern fitted kitchen with appliances.

Outside, the property enjoys a low maintenance South/East facing rear garden, along with allocated parking to the front for two cars.

An excellent opportunity for first-time buyers looking to purchase their first home in one of Hatfield Peverel's popular modern developments.



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 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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

3.48m x 2.71m (11'5" x 8'10")

Lounge/Dining Room

5.10m x 4.10m (16'8" x 13'5")

FIRST FLOOR

Bedroom One

4.11m x 4.01m max (13'5" x 13'1" max)

Bedroom Two

4.11m x 3.44m (13'5" x 11'3")

Family Bathroom

Landing

EXTERIOR

Rear Garden

Allocated Parking For Two Cars To The Front

Further Information

Rent payable for the remaining 65% share - £646.72 per month
Service charge £60.65

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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.



Paul Mason Associates

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