

Paul Mason Associates



Gleneagles Way, Hatfield Peverel, Essex, CM3 2RT
Guide Price £550,000 - £575,000

- Situated at the end of this sought after cul-de-sac
- Within walking distance of the village amenities and train station
- Four bedrooms
- En-suite, family bathroom & G/F cloakroom
- Modern re-fitted kitchen, with open plan kitchen/lounge/dining area
- 15'10 x 12'4 conservatory plus separate snug/study and large utility/hobby room
- Garage & sweep in & out driveway providing ample parking
- Secluded and well maintained garden
- NO ONWARD CHAIN
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

****GUIDE PRICE £550,000-£575,000****.....Situated in a highly sought after location, at the end of this popular cul-de-sac, within walking distance of the village amenities and 0.7 miles from the train station, is this spacious and well presented four bedroom detached family home. The property offers ideal space for the growing family, with a splendid open plan living area. In summary, to the ground floor, the property comprises a large open plan lounge/dining/re-fitted modern kitchen, separate snug and large conservatory, useful utility/hobby room and modern cloakroom/WC. To the first floor there are four bedrooms, with ensuite shower room to master bedroom plus family bathroom. Externally there is a large block paved in and out driveway to the front, leading to the garage, providing ample parking and also a well maintained good size secluded rear garden. The property is also offered for sale with the benefit of NO ONWARD CHAIN. The property offers easy access to the A12 and is also within short driving distance of both Witham and Maldon towns and also Chelmsford City centre.



Distances

Hatfield Peverel Train Station (0.7 miles)

Hatfield Peverel Primary School (0.4 miles)

A12 Northbound (0.3 miles)

A12 Southbound (1.0 mile)

Chelmsford City Centre (7.5 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Obscure UPVC part glazed entrance door. Tiled flooring. Door to garage.

Utility/Hobby Room

3.40m x 3.09m (11'1" x 10'1")

Double glazed sliding patio doors to rear. A range of fitted units to base and eye level. Laminate work surfaces incorporating sink unit with mixer taps. Space and plumbing for washing machine. Space for tumble dryer. Gas fired boiler. Tiled flooring. Coved ceiling. Access to limited loft area.

Cloakroom

Obscure double glazed window to front. Modern white suite comprising

low level WC and vanity wash hand basin with tiled splash back. Chrome effect heated towel rail.

Snug/Study

3.22m x 2.56m (10'6" x 8'4")

Double glazed window to front and side and double glazed door to side. Coved ceiling. Radiator. TV point. Wood flooring.

Dining Room

5.28m x 4.32m max (17'3" x 14'2" max)

Double glazed bay window to front and double glazed porthole window to side. Stairs to first floor. Radiator. Inset spot lighting. Coved ceiling. Wood flooring. Central heating thermostat.

Lounge

4.49m x 3.66m (14'8" x 12'0")

Double glazed window to side and double glazed sliding patio doors leading to conservatory. Two radiators. Coved ceiling. Wall light points. TV point.

Conservatory

4.84m x 3.82m (15'10" x 12'6")

Double glazed windows to rear and sides and French doors to side. Wall mounted electric heater. Wood

flooring.

Kitchen

3.66m x 3.36m (12'0" x 11'0")

Double glazed bi-fold doors to rear. A range of modern re-fitted units to base and eye level. Laminate work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps and breakfast bar. Integrated appliances to remain including eye level double oven, induction hob with stainless steel extractor hood over, dishwasher and full height fridge/freezer. Coved ceiling. Inset spot lighting. Wood flooring.

FIRST FLOOR

Bedroom One

3.67m x 3.19m (12'0" x 10'5")

Double glazed window to rear. Coved ceiling. Radiator. Recess with fitted shelving. Door to:-

En-Suite Shower Room

Obscure double glazed window to side. White suite comprising low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Shower cubicle with tiled surround and fitted glass

shower screen. Radiator. Extractor fan. Part tiled walls. Shaver point.

Bedroom Two

3.67m x 3.36m (12'0" x 11'0")

Double glazed window to rear. Coved ceiling. Radiator. Extensive fitted wardrobes.

Bedroom Three

3.18m x 2.58m (10'5" x 8'5")

Double glazed windows to front and side. Coved ceiling. Radiator.

Bedroom Four

2.27m x 1.97m (7'5" x 6'5")

Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to side. White suite comprising panelled bath with mixer taps and shower over. Low level WC and vanity wash hand basin with mixer taps and storage cupboard below. Part tiled walls. Extractor fan. Radiator.

Landing

Double glazed window to front. Airing cupboard housing hot water cylinder and immersion heater.

Access to loft area. Stairs to ground floor.

EXTERIOR

Garage

5.33m x 2.44m (17'5" x 8'0")

Up and over door to front. Power and light connected. Door to entrance hall.

Rear Garden

A secluded and well maintained rear garden commencing with a paved patio area. Lawned gardens with various mature flower and shrub borders. Fencing to boundaries. Timber framed shed and greenhouse to remain. Enclosed chicken coop. Outside lighting. Access to side via secure courtesy gate.

Front Garden

Sweep in and out block paved driveway providing ample off street parking. Various mature flowers and shrubs. Lawned area. Access to side. Outside lighting.

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 on 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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