

13 Stone Path Drive, Hatfield Peverel, Chelmsford, CM3 2LG



Freehold

Offers In Region Of

£350,000

Subject to contract

**2/3** bedrooms  
**1** reception room  
**1** bathroom



This beautifully presented two/three bedroom property situated within the highly desirable village of Hatfield Peverel enjoys flexible accommodation across two floors.

## Some details

### General information

This well presented property is situated in the highly desirable village of Hatfield Peverel enjoys flexible accommodation across two floors including two bedrooms with a potential under ground floor for a third bedroom with one reception room, open plan kitchen/diner to the rear with off street parking for several vehicles and private gardens behind.

This gas centrally heated accommodation is composed of a glazed door into the entrance porch which in turn leads through into the sitting room which is set to the front aspect. The sitting room enjoys a focal fireplace with exposed brick hearth and chimney breast with stairs rising to the first-floor landing and beneath doors giving way to the kitchen/breakfast room set to the rear and potential ground floor bedroom/study area off to the left-hand side. The study/bedroom area enjoys a vaulted ceiling with velux window and glazed door leading out to the patio behind with a further door internally leading through into what is now being utilised as a small utility area/WC however could be reverted into the ensuite shower room that was there previously. Set to the rear of the property is the kitchen/breakfast room which enjoys conservatory style extension to the rear providing a seating area with the kitchen being composed of worksurface on three sides with stainless steel sink with drainer inset in front of the window overlooking the gardens beyond with an array of storage cupboards set both above and below the worksurface incorporating or providing space for several appliances including a free standing washing machine, eye level ovens with an induction hob and extractor hood above. The conservatory extension set to the rear enjoys a dual aspect outlook to the side and rear overlooking the patio area and garden beyond with French doors leading out.

Stairs rise to the first-floor landing which provides access to both bedrooms and the family bathroom. The master bedroom is set to the front aspect with bedroom two being set to the rear enjoying a built in storage cupboard set above the staircase whilst the bathroom consists of a three piece suite with shower set above the bath with part tiled surrounds, wash hand basin and W.C and finished with a frosted window to the side aspect.

### Sitting room

12' 11" x 17' 5" (3.94m x 5.31m)

### Kitchen

12' 10" x 8' 10" (3.91m x 2.69m)

### Conservatory

8' 7" x 10' 10" (2.62m x 3.3m)

### Study/bedroom

6' 7" x 13' 1" (2.01m x 3.99m)

### Utility area

6' 7" x 5' 4" (2.01m x 1.63m)

### Landing

### Bedroom one

13' x 9' 2" (3.96m x 2.79m)

### Bedroom three

13' x 8' 11" (3.96m x 2.72m)

### Bathroom

8' 6" x 4' 8" (2.59m x 1.42m)

### Outside

The property benefits from a good level of off street parking suitable for several vehicles whilst the gardens to the rear are private and set into three distinct zones with two patio areas, one immediately to the rear of the property accessed out of the study and conservatory and one set to the far end of the garden acting as a sun trap with the middle portion of the garden being predominantly laid to lawn with a raised flower boarded to the rear.

### Location

Hatfield Peverel is a popular village bypassed by the A12 and giving easy access to Chelmsford Town Centre, M25 and London. There is a local primary school within Hatfield Peverel and close by there is also a recreational ground with play area. The town has a variety of shops public houses and restaurants serving day to day needs with more comprehensive facilities being found at Chelmsford. Hatfield Peverel also boasts a mainline station with a fast and frequent service to London Liverpool Street which is only a short distance from the property.

### Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - OJG

### Directions

Please use the postcode as the point of origin.

### Further information

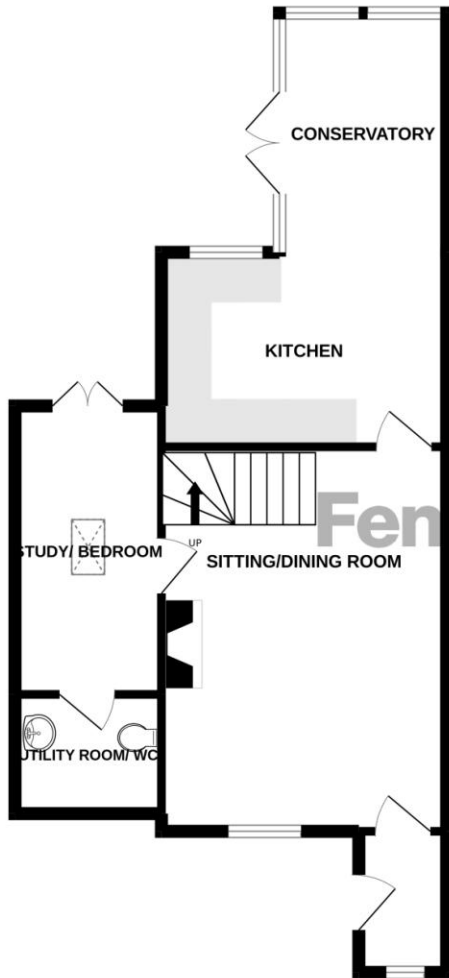
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01376 516 464.

GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

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