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**28 Ranulph Way, Hatfield Peverel, Essex, CM3 2RN**  
**Offers in excess of £400,000**

\*\*\*SOLD SUBJECT TO CONTRACT WITHIN 24 HOURS - SIMILAR PROPERTIES URGENTLY REQUIRED\*\*\* .....A detached three bedroom family residence, situated at the end of a sought after cul-de-sac position, with scope to extend subject to planning and building regulations. The property is located only a short distance from the local schools, village shops, open fields and the train station which is only 1.1 miles away, with trains into London Liverpool Street Station. The accommodation comprises three bedrooms, bathroom, lounge, dining room, conservatory, fitted kitchen, cloakroom and large entrance/reception room. Externally the plot is established and measures 95' wide with off street parking for three cars plus a single garage.

- Three bedrooms
- Lounge
- Large entrance hall
- Fitted kitchen
- Single garage
- First floor bathroom
- Dining room
- Conservatory
- Ground floor cloakroom
- 95' wide plot

### **Distances**

Hatfield Peverel Railway Station - 1.1 miles

Hatfield Peverel Primary School - 0.2 miles

A12 Northbound - 0.7 miles

A12 Southbound - 0.9 miles

Chelmsford City Centre - 7.3 miles

All mileages are approximate

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Lobby**

Part glazed entrance door with side screens. Glazed door to:-

#### **Large Entrance Hall/Reception Room**

4.10m x 3.19m (13'5" x 10'5")

Window to front and stairs to first floor, understairs recess.

#### **Kitchen**

3.61m x 2.71m (11'10" x 8'10")

Window to rear and glazed door to side. Units fitted to eye and base level finished with laminate roll top work surfaces with tiled surround. One and a half bowl stainless steel sink with drainer and mixer tap. Space for washing machine and fridge. Built in double oven and hob. Oil fired boiler.

#### **Lounge**

5.09m x 3.61m (16'8" x 11'10")

Window and door to rear garden. Wall light points and bi-folding doors leading to:

#### **Conservatory**

3.56m x 3.42m (11'8" x 11'2")

Windows overlooking the established garden.

#### **Dining Room**

3.21m x 2.56m (10'6" x 8'4")

Window to front.

#### **Side Lobby**

Window to side. Door to:

#### **Cloakroom**

Obscure window to side. Suite comprising low level WC and wash hand basin with tiled splash back.

## **FIRST FLOOR**

#### **Landing**

Stairs to ground floor. Window to front. Access to boarded loft space via ladder with lighting. Airing cupboard housing hot water cylinder.

#### **Bedroom One**

4.50m x 3.53m (14'9" x 11'6")

Window to rear. Wardrobes to one wall.

#### **Bedroom Two**

3.54m x 3.34m (11'7" x 10'11")

Window to rear. Coved ceiling,

**Bedroom Three**

3.35m x 2.58m (10'11" x 8'5")

Window to front.

**Family Bathroom**

Obscure window to side. White suite comprising panelled bath with mixer taps and shower attachment with tiled surround, pedestal wash hand basin and low level W.C. Part tiled walls.

**EXTERIOR****Front Garden**

Parking for three cars. Access to entrance porch and garage. Remainder laid to lawn with various flowers and shrubs.

**Garage**

5.78m x 2.83m (18'11" x 9'3")

Up and over door. Light and power connected. Door to rear garden.

**Rear Garden**

Established gardens which are mainly laid to lawn with flower and shrub borders. Garden pond. Greenhouse and shed. Paved patio area to rear which leads to a side area with gate to front and door to garage. Outside tap.

**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.

**Services**

Oil fired central heating, mains water and drainage. Gas to front of property.

