



- Corner Plot
- Four Bedrooms
- Groundfloor Cloakroom
- Spacious Lounge
- Kitchen / Diner
- 55 Foot Rear Garden
- Potential To Extend
- Village Location

### 75 New Road, Hatfield Peverel, Chelmsford, Essex. CM3 2JA.

Situated in a popular location approx 0.8 miles from Hatfield Peverel train station. Within close proximity to both Hatfield Peverel Infant School and St Andrew's Junior School, is this four bedroom semi detached property offering ample scope for extension and improvement subject to planning permission. The property has the benefit of being offered for sale with NO ONWARD CHAIN. The accommodation offers four bedrooms, first floor bathroom and ground floor cloakroom, 17'6 x 11'6 lounge and 17'6 x 9'7 kitchen/dining room. The property also boasts a secluded rear garden which measures 55 ft X 40 ft approx. The property has a large frontage and as previously mentioned has huge potential to extend, the property has recently had UPVC double glazed windows and gas central heating install, an early inspection is advised to avoid disappointment.



# Property Details.

## Ground Floor

### Entrance Hall

Textured ceiling, double glazed door to front, stairs to first floor.

### Lounge



11' 6" x 17' 8" (3.51m x 5.38m)  
Textured ceiling, radiator, double glazed window to front, wood effect laminate flooring.

### Kitchen



9' 7" x 17' 6" (2.92m x 5.33m)



Smooth plastered ceiling, radiator, two double glazed window to rear, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, part tiled walls, space for appliances, cooker points, wall mounted combi boiler under stair storage cupboard.

### Cloakroom

Textured ceiling, double glazed window to side, low level WC.

## First Floor

### Landing

Textured ceiling, radiator, access to loft, double glazed window to side.

# Property Details.

## Bedroom One



10' 6" x 8' 9" (3.20m x 2.67m)

Textured ceiling, radiator, double glazed window to front, built in cupboard.

## Bedroom Two



10' 6" x 8' 9" (3.20m x 2.67m)

Textured ceiling, radiator, double glazed window to front.

## Bedroom Three

7' 9" x 8' 8" (2.36m x 2.64m)

Textured ceiling, radiator,

double glazed window to rear.

## Bedroom Four

7' 8" x 7' 2" (2.34m x 2.18m)

Textured ceiling, radiator, double glazed window to rear.

## Outside

### Rear Garden

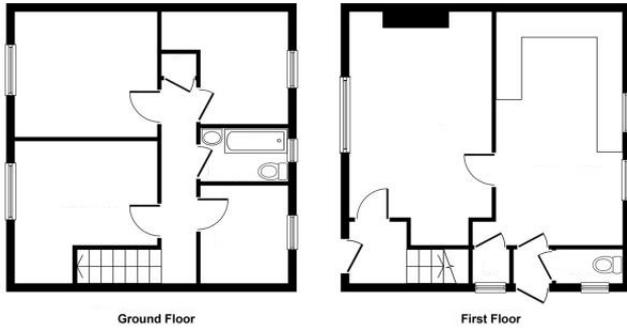
The rear garden measures Approx. 55 ft X 40 ft. Being laid to lawn with nature fruit trees, panel enclosed fencing, Gate to front

### Front

To the front the property there is a driveway leading to the garage, The property is on a corner plot and has scope to extend and possibly build another dwelling subject to the relevant planning permissions.

# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.