

COMING SOON

# The Pines, Meadow Bank, Hatfield Peverel, Chelmsford, Essex, CM3 2DE

- Extended Detached Family Home
- Beautifully Presented
- Secluded Plot Approaching Half an Acre
- Outbuildings
- Potential to Extend or Develop Subject to Required Planning Consents
- Stunning Kitchen / Breakfast Room
- Two Reception Rooms
- Utility Room
- Four Bedrooms
- En Suite Shower Room
- Luxury Family Bathroom
- Off Road Parking for Multiple Vehicles

<b>Local Authority</b>	Essex	<b>Council Tax</b>	Band: F	Annual Price: £3,047
<b>Conservation Area</b>	No	<b>Flood Risk</b>	No Risk	
<b>Floor Area</b>	1,894 ft <sup>2</sup> / 176 m <sup>2</sup>	<b>Plot Size</b>	0.47 Acres	
<b>Mobile Coverage</b>	EE ● Vodafone ● Three ● O2 ●	<b>Broadband</b>	Basic	17 M
<b>Satellite / Fibre TV Availability</b>	BT ✓ Sky ✓ Virgin ✗	Superfast		80 M

## PROPERTY DESCRIPTION

Situated within this private road and set on a plot approaching half an acre, is this extremely well presented extended four bedroom detached family home. The accommodation which has been improved considerably over recent times comprises of a spacious entrance hall, cloakroom, lounge, kitchen/dining room, utility room and a study to the ground floor with four bedrooms, family bath/shower room and an en-suite shower room to the principal bedroom. The property further benefits from having various outbuildings and offers scope for extension S.T.P with an internal viewing being highly recommended. (Council Tax Band - F)

The property is located within approximately 0.5 miles of Hatfield Peverel railway station with services to London Liverpool Street and also a short walk to the village and its extensive facilities.



## ROOM DESCRIPTIONS

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### Property Information

(with approximate room sizes)

### Entrance Hallway

### Cloakroom

### Lounge

21' 0" x 16' 2" (6.40m x 4.93m)

### Kitchen/Dining Room

27' 1" x 11' 8" (8.26m x 3.56m)

### Study

10' 8" x 9' 8" (3.25m x 2.95m)

### Utility Room

9' 8" x 8' 5" (2.95m x 2.57m)

### First Floor Landing

### Principal Bedroom

15' 0" x 14' 0" (4.57m x 4.27m)

### En-Suite Shower Room

### Bedroom Two

12' 4" x 9' 10" (3.76m x 3.00m)

### Bedroom Three

10' 8" x 10' 7" (3.25m x 3.23m)

### Bedroom Four

10' 7" x 9' 10" (3.23m x 3.00m)

### Family Bath/Shower Room

### Viewings

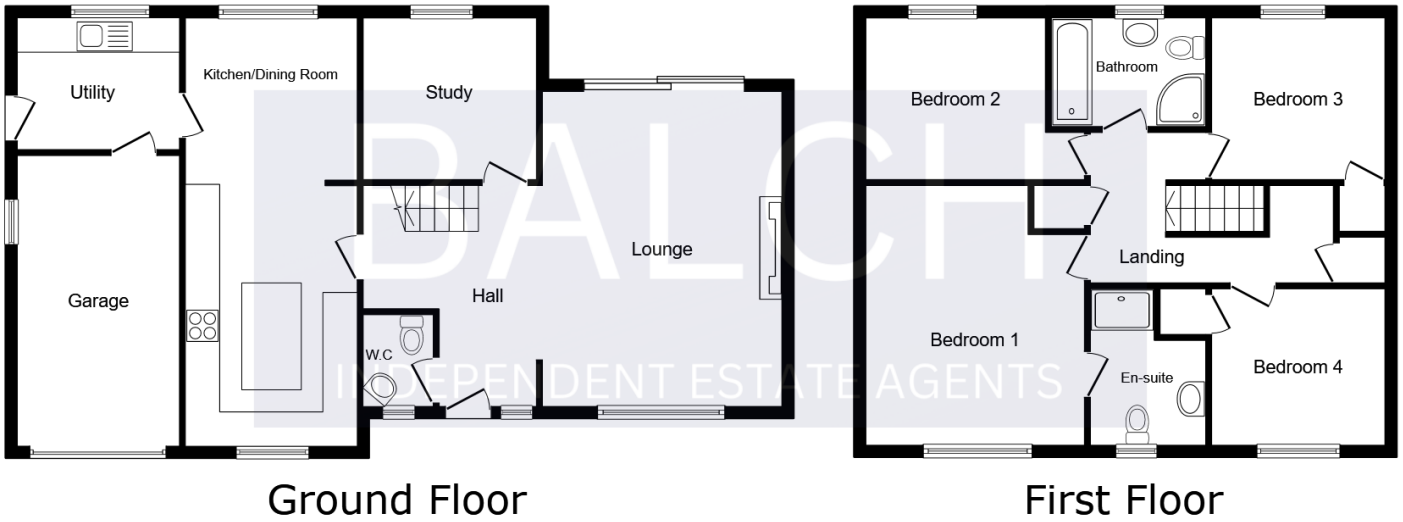
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.

# FLOORPLAN



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)