



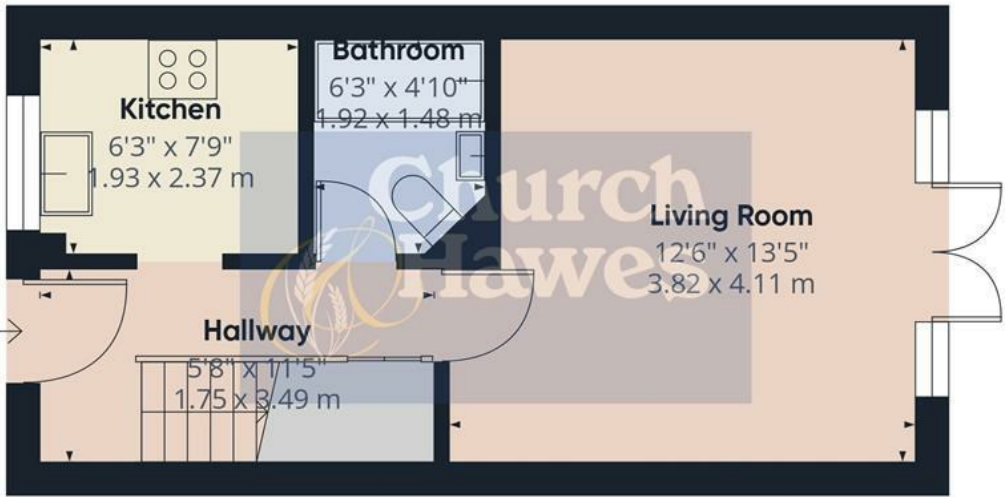
4 Elizabeth Way, Hatfield Peverel , CM3 2RU
Price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Discover this beautifully presented two-bed end-terraced home in Hatfield Peverel, offering modern living, two bathrooms, and excellent transport links. Presenting a superb opportunity to acquire a well-appointed two-bedroom end-terraced home, ideally situated in the highly sought-after village of Hatfield Peverel. This property offers a convenient turn-key solution for discerning buyers, meticulously maintained and presented to an excellent standard throughout. Upon entering, you are greeted by a thoughtfully re-fitted Kitchen, designed for both functionality and aesthetic appeal. The heart of the home is the inviting Living/Dining Room, a versatile space perfect for relaxation and entertaining. This property boasts two well-proportioned bedrooms, with the principal bedroom benefiting from a luxurious En-Suite. The En-Suite is a particular highlight, featuring a contemporary Crosswater double shower with a rainfall head, providing a spa-like experience. A further ground floor Bathroom, equipped with high-quality Villeroy and Boch fittings, serves the second bedroom and guests, ensuring comfort and convenience for all residents. Modern comforts include Gas central heating with a Hive System, installed in April 2024 and still within warranty, offering controllable warmth. Externally, the property benefits from a Private Garden with convenient side access, providing a tranquil outdoor space for enjoyment. The garden also includes a practical 10' x 8' shed and a newly installed fence to one side, enhancing privacy and security. For vehicle owners, the property offers the significant advantage of Two Parking Spaces. Location is key, and this home excels in connectivity; it is approximately 0.7 miles, an easy 8-minute walk, from the mainline station, offering direct links for commuters. Hatfield Peverel itself is a vibrant village with a range of local amenities, including shops, pubs, and reputable schools, all contributing to a desirable lifestyle



Floor 0



Floor 1

Approximate total area⁽¹⁾
578 ft²
53.6 m²

Reduced headroom
22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bedroom 12'5 x 10'5 (3.78m x 3.18m)

Double glazed window to rear, radiator, two full length fitted cupboards, door to:

En-Suite 5'4 x 4'11 (1.63m x 1.50m)

Re-fitted suite featuring tiled shower with crosswater double shower and rainfall head, w.c., wash hand basin with mixer tap and vanity unit, tiled to walls and extractor fan.

Bedroom 10'9 x 9'0 (3.28m x 2.74m)

Double glazed window to front, radiator, storage cupbopard (containing boiler).

Landing

Access to loft, stairs down to:

Entrance Hall

Part glazed entrance door to front, verticle radiator, tiled floor, door to under stairs cupboard (housing electrical consumer unit which was added by the current sellers during a full rewire), door to Bathroom, Living Room & Kitchen.

Kitchen 7'9 x 6'3 (2.36m x 1.91m)

Double glazed window to front, space for fridge/freezer, range of matching eye and base level units, low level oven with four ring hob above and extractor, space and plumbing for washing machine, stainless steel sink/drainer unit with mixer tap set into work surface, part tiled to walls, tiled floor.

Bathroom 6'3 x 4'10 (1.91m x 1.47m)

Suite comprising w.c with push button flush., wash hand basin with mixer tap, p-shaped bath with mixer tap, rainfall shower above and hand held shower attachment, heated towel rail, tiled to walls and floor, extractor fan.

Living Room 13'5 x 12'6 (4.09m x 3.81m)

Double glazed double doors to rear, two full length double glazed windows, radiator, wood effect flooring, coved to ceiling.

Rear Garden

Commences with paved patio area, with gate to side accessing frontage, steps up to lawned area with sleeper lined planting borders, plamb slate area to rear, leading to 10' x 8' timber shed.

Frontage

Block paved pathway leading to entrance door with shingle areas to sides, pathway to side accessing rear garden.

Parking

Two allocated parking spaces within a communal parking area to the front of the property.

Annual residents association charge

The seller informs us tha there is an annual residents association charge of £324 per year for maintainance of the private road and communal areas along with insurance.

Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer o r contract. All measurements a r e approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus o r equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities

pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

