



Pipers Pool Roundwood Avenue
Hutton Mount
£1,695,000

MEACOCK & JONES

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Pipers Pool Roundwood Avenue, Hutton Mount, Essex, CM13 2NA

SOLD PRIOR TO PUBLICATION

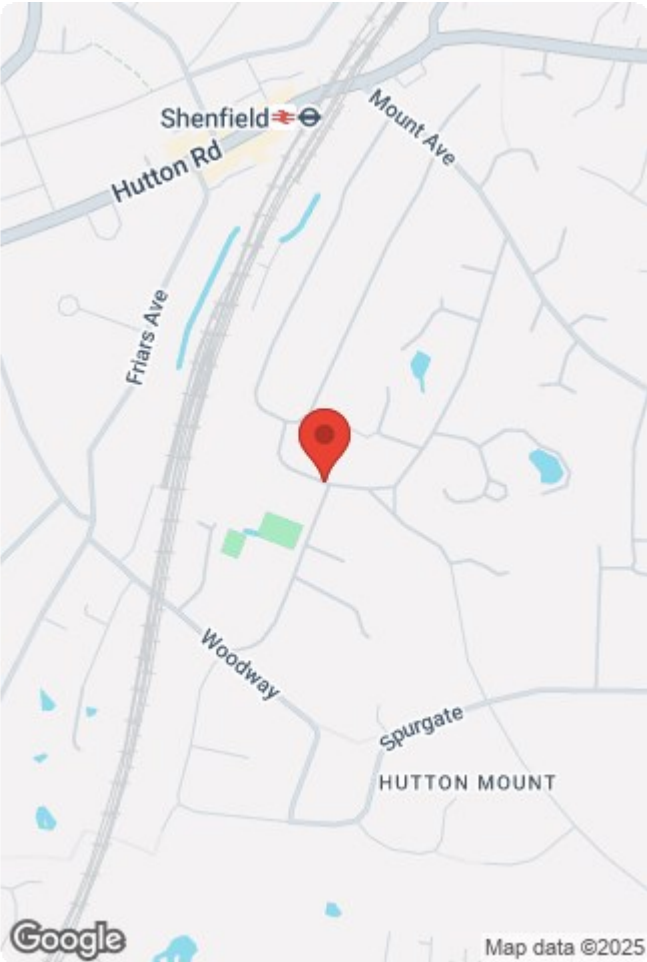
An exceptional family residence surrounded by superb 0.35 acre grounds in a lovely semi-wooded setting. The property has a great feeling of space and light and enjoys one of the best natural surroundings on Hutton Mount.

Shenfield Mainline Railway Station, Shopping Broadway and good local schools, are all a short walk away.

Agent's Note

In accordance to Section 21 of the Estate Agents Act 1979 we are required to disclose to respective purchasers that a connected person has a personal interest in the sale of this property.

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

