

Paul Mason Associates



Arthy Close, Hatfield Peverel, Essex, CM3 2HA
Guide Price £375,000

- Ideally positioned within short walking distance of the village amenities and 0.4 miles from the train station
- Three bedrooms
- Modern first floor shower room
- 20'9 x 11' lounge/dining room
- Re-fitted kitchen plus re-fitted utility room
- Large garage
- Private low maintenance paved garden
- Gas central heating and UPVC double glazing
- No onward chain
- EPC - D

Ideally situated in a popular location, within short walking distance of the village centre offering a range of amenities, is this spacious three bedroom property which has been much improved by the present sellers. The property is being offered for sale with the benefit of NO ONWARD CHAIN. The well presented accommodation comprises three bedrooms, modern first floor shower room, 20'9 x 11' lounge/dining room with bi-fold doors leading to the garden plus modern re-fitted kitchen and utility rooms. The property also has the advantage of a large garage with direct access to the house, plus a secluded and well maintained paved garden. The property is conveniently positioned approx 0.4 miles from the train station with direct links to London Liverpool Street and also offers easy access to the A12 and Chelmsford City centre. Internal viewing highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	75		73
61		59	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	



Location.....

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

Distances

Hatfield Peverel Railway Station - 0.4 miles
Hatfield Peverel Primary School - 0.9 miles
A12 Northbound - 0.7 Miles
A12 Southbound - 0.5 miles
Chelmsford City Centre - 7.7 miles
Stansted Airport - 19.4 miles

All mileages are approximate

Accommodation

GROUND FLOOR

Entrance Hall

UPVC entrance door and double glazed window to front. Radiator. Coved ceiling. Tiled flooring. Under-stairs recess area. Central heating thermostat. Stairs to first floor. Telephone point.

Kitchen

3.25m x 2.57m (10'7" x 8'5")
Double glazed window and door to rear to utility area. Open plan through to lounge. A range of modern re-fitted units fitted to base and eye level. Work surfaces with matching upstands and breakfast bar, incorporating sink unit with mixer tap. Built in gas hob with oven below and extractor hood over. Integrated dishwasher. Tiled floor. Radiator. Inset spot lighting.

Utility Room

2.91m x 2.09m (9'6" x 6'10")
Double glazed door and window to

side. A range re-fitted units to base and eye level. Work surfaces with matching upstands. Space and plumbing for washing machine. Space for full height fridge/freezer. Tiled flooring. Radiator. Double glazed door to garage.

Lounge / Dining Room

6.35m x 3.36m (20'9" x 11'0")
Double glazed window to front and double glazed bi-fold doors to rear. Feature fireplace with fitted electric fire. Coved ceiling. Two radiators. Tiled flooring.

FIRST FLOOR

Bedroom One

3.76m x 2.80m (12'4" x 9'2")
Double glazed window to rear. Radiator. Large built in wardrobe. Coved ceiling.

Bedroom Two

2.75m x 2.75m (9'0" x 9'0")
Double glazed window to front. Radiator. Coved ceiling.

Bedroom Three

2.98m x 2.40m max (9'9" x 7'10" max)
Double glazed window to front. Large built in bulk head storage cupboard. Radiator.

Shower Room

Obscure high level double glazed stained glass window to rear. Modern white suite comprising pedestal wash hand basin with mixer taps and storage cupboards below. Low level WC. Separate double width shower cubicle with tiled surround and fitted glass shower screen. Fully tiled walls. Chrome effect heated towel rail.

Landing

Stairs to ground floor. Radiator. Dado rail. Loft Access.

EXTERIOR

Garage

6.80m x 2.55m (22'3" x 8'4")
Up and over door to front. Double glazed door to garden and door to utility room. Space for appliances. Power and lighting.

Rear Garden

A private low maintenance paved garden. Brick wall to side boundary and fencing to rear with gate leading to the rear. Outside lighting.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Braintree
Broadband - Ultrafast 300mbps via Gigaclear

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.



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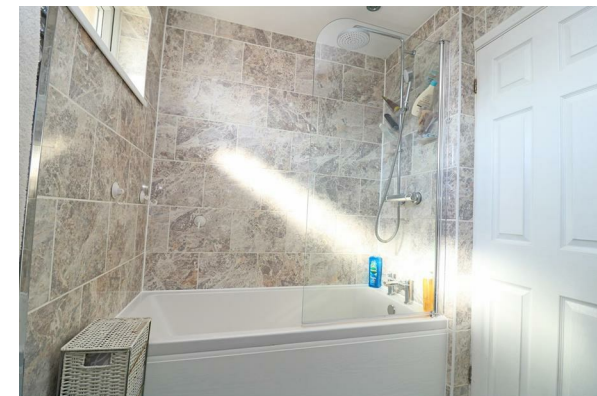
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