

Paul Mason Associates



Arla Mews, Hatfield Peverel, Essex, CM3 2FN

Offers in excess of £450,000

- Modern detached home built in 2022 by Bellway Homes
- Ideally situated within a short walking of Hatfield Peverel train station
- Three bedrooms
- Ensuite shower room, family bathroom and ground floor cloakroom
- Lounge with feature bay window to front
- Modern 17'6 x 10' fitted kitchen with space for appliances and useful utility cupboard
- Large single garage plus driveway providing off street parking
- Well maintained secluded rear garden with large decking area and further paved patio
- Well presented throughout
- EPC - B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	95		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

Built by Bellway Homes in 2022, is this extremely well presented three bedroom detached house, ideally situated within short walking distance of the train station with direct links to London Liverpool Street.

The property is also conveniently located within easy reach of the local shops and village amenities, along with the highly regarded Primary School, making it a perfect home for families and commuters alike.

The accommodation comprises three good size bedrooms, ensuite shower room to master bedroom, family bathroom plus ground floor cloakroom, lounge with feature bay window to front and modern 17'6 x 10' fitted kitchen with space for appliances and useful utility cupboard.

To the outside there is a large single garage, along with a driveway to front providing off street parking. The good size secluded rear garden has been landscaped and incorporates a large decking area along with further paved patio to the rear with pergola.

An internal viewing is highly recommended to appreciate this splendid family home.



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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

4.67m x 3.22m (15'3" x 10'6")

Kitchen/Dining Room

5.34m x 3.07m (17'6" x 10'0")

FIRST FLOOR

Bedroom One

3.38m x 3.13m (11'1" x 10'3")

Ensuite Shower Room

Bedroom Two

3.45m x 2.45m (11'3" x 8'0")

Bedroom Three

3.49m x 2.33m (11'5" x 7'7")

Family Bathroom

Landing

EXTERIOR

Garage

7.12m x 3.12m (23'4" x 10'2")

Rear Garden

Driveway

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Braintree

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 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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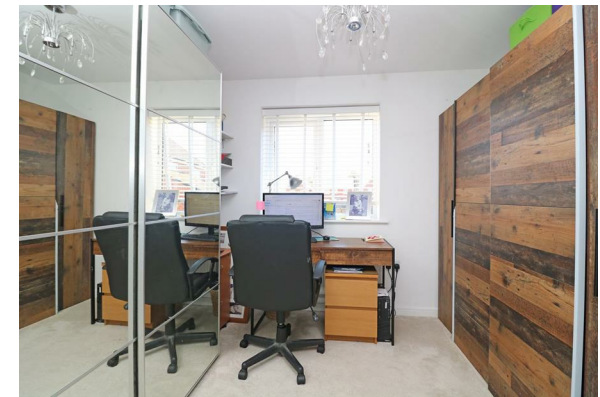
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