

Paul Mason Associates



Arthy Close, Hatfield Peverel, Essex, CM3 2HA
Guide price £390,000

- | Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 85 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales
EU Directive 2002/91/EC  | | England & Wales
EU Directive 2002/91/EC  | |

Overall, this is a fantastic opportunity to acquire a well-located and refurbished family home, in a popular village setting with excellent amenities and transport links close by.

The floor plan shows a layout with a central hallway. To the right of the hallway are two large Reception Rooms. To the left of the hallway are a WC, a staircase, and a Kitchen. At the bottom of the plan is a large Garage. The plan includes various architectural details such as doors, windows, and furniture like a sofa and a dining table.

The floor plan shows a central landing area with a staircase leading down. To the left of the landing is a large bedroom (Bedroom 2). To the right of the landing are an en-suite bathroom, a bedroom (Bedroom 1), and another large bedroom (Bedroom 3). At the top left is a shower room. The plan includes symbols for a toilet, a bathtub, and a shower. A front door is located at the bottom center, and a back door is at the top center.

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

Study

3.10m x 1.95m (10'2" x 6'4")

Lounge

4.30m x 3.10m (14'1" x 10'2")

Kitchen/Breakfast Room

5.10m x 3.14m (16'8" x 10'3")

FIRST FLOOR

Bedroom One

4.05m x 2.47m (13'3" x 8'1")

Ensuite Shower Room

Bedroom Two

3.10m x 3.05m (10'2" x 10'0")

Bedroom Three

3.25m x 2.20m (10'7" x 7'2")

Shower Room

EXTERIOR

Garage

6.81m x 2.49m (22'4" x 8'2")

Courtyard Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

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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