

Paul Mason Associates



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

- No onward chain - Keys held for viewings
- Presented to a high standard throughout
- Three good size bedrooms
- Modern ensuite shower room, family shower room and ground floor cloakroom
- Lounge and separate study
- 16'8 x 10'3 re-fitted kitchen/breakfast room
- Large 22'4 x 8'2 garage and parking to the rear
- Low maintenance courtyard garden
- Short walk to local amenities and train station
- EPC - C

NO ONWARD CHAIN - KEYS HELD FOR VIEWINGS.....This spacious three-bedroom property has been refurbished throughout to a high standard by the present sellers. The property is ideally situated in the heart of the village, within walking distance of local shops and village amenities, the train station with direct links into London, and the highly regarded Primary School, making it a perfect home for families and commuters alike.

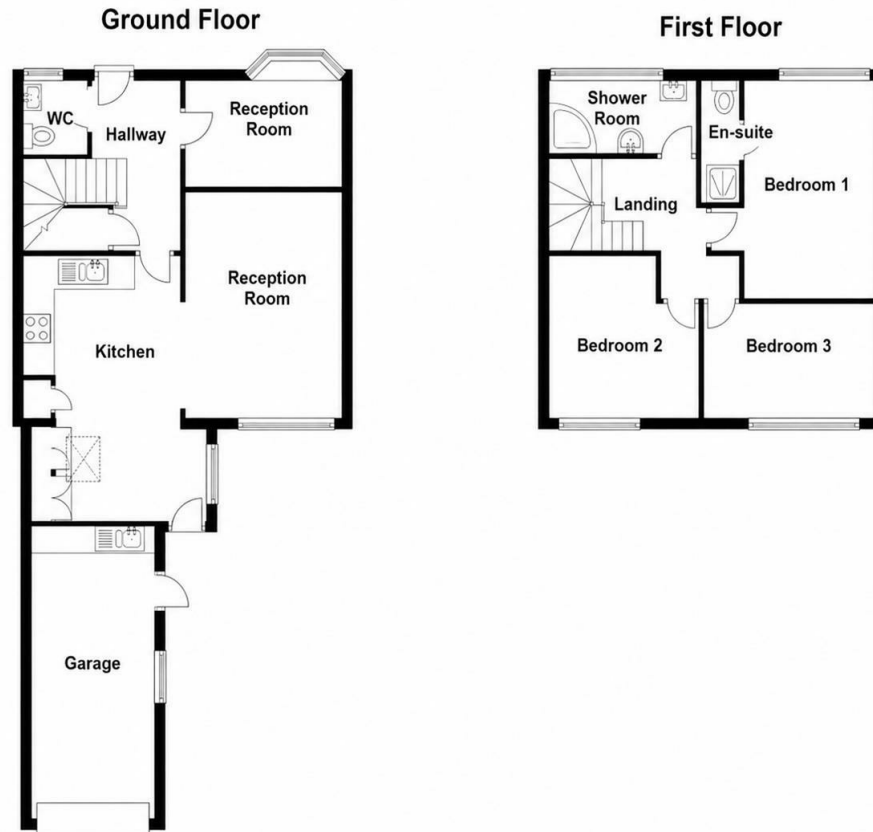
The property welcomes you with a spacious and bright entrance hallway with doors to a modern cloakroom, useful study and through to the re-fitted impressive 16'8 x 10'3 re-fitted kitchen/breakfast room. This leads directly through to the lounge, providing ideal space for entertaining and with sliding patio doors to the garden.

To the first floor there are three good size bedrooms with modern ensuite shower room to the master and also a large family shower room.

Externally, the home benefits from a private and low maintenance courtyard style garden with an extensive paved patio. To the rear there is also parking and access to the large 22'4 x 8'2 garage. To the front the property overlooks a pleasant green.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	72		85
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</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.

### 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.



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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