

oakheart



£475,000

Price Guide

Boreham, Chelmsford, CM3



Guide Price: £475,000 - £500,000

Discover this stunning, turn-key 3-bedroom link-detached home in the tranquil residential area of Boreham, Chelmsford. Recently refurbished to a high standard with an extended ground floor, this property offers the perfect blend of style and functionality.

As you enter, a wide hallway welcomes you, providing access to a downstairs WC and under-stair storage. The ground floor boasts an impressive open-plan layout, creating a seamless flow between the living room, kitchen, and dining area.

The recently fitted kitchen features integrated appliances and ample storage space. Bi-fold doors in the dining area open onto a breathtaking landscaped garden, complete with a spacious decking area and low-maintenance artificial grass. The outdoor space is further enhanced by a large, raised pond with a steel waterfall feature and a designated relaxation area.

Upstairs, you'll find three good-sized bedrooms with additional storage space, loft access, and a recently fitted bathroom featuring a large bath and separate shower unit.

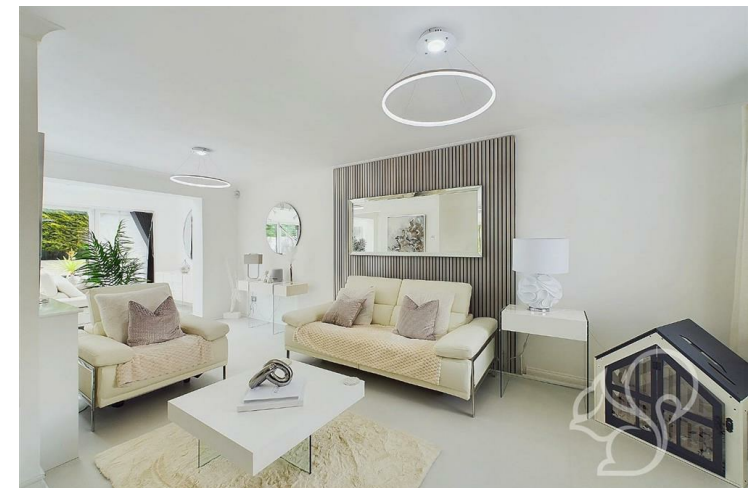
The property's block-paved driveway, equipped with an electric recharging point, offers ample off-street parking and access to a single garage.

Conveniently located within walking distance of schools and shops, the highly regarded The Lion House & Hotel and River Chelmer footpath leading to the picturesque Papermill lock. This home combines accessibility with a peaceful setting.

Situated in a quiet residential cul-de-sac with friendly community and children's playground, this property is perfect for all buyers.

Residents will further benefit from the new train station serving the Great Eastern Main Line giving direct links to Liverpool Street, London, which is due to be opening in 2025.

Don't miss the opportunity to make this exceptional property your home.











oakheart

Approximate total area¹⁾
85.96 m²
925.27 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
Chelmsford City

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Chelmsford
01245 800181
chelmsford@oakheartproperty.co.uk
20 Victoria Road, Chelmsford, Essex, CM1 1GP

oakheart