



Butterfield Road, Boreham, Chelmsford

Guide Price £425,000



- Lovely size family home, found in sought after Boreham Chelmsford
- Potential to extend/convert stpc
- Ideal location for A12 road links, close to local amenities, doctors surgery and popular schools
- Easy access to soon to be Beaulieu Park railway station (currently under construction)
- Spacious living accommodation comprising lounge, kitchen/diner plus 2nd reception room/potential 4th bedroom
- Three 1st floor bedrooms and family bathroom
- Mature rear garden with summerhouse to remain
- Approximately 6 meter garage
- Driveway parking



Lovely size family home found in sought after Boreham Chelmsford. Close to Beaulieu Park railway station (currently under construction) A12 road links, doctors surgery, local amenities and popular schools. Accommodation boasts, spacious entrance hall, lovely size lounge, 2nd reception room/potential 4th bedroom and kitchen/diner. First floor is home to further three bedrooms and family bathroom. Externally the property has a nice size rear garden with covered decked seating area and summerhouse to remain. The property also has a 6 meter garage and driveway parking.

GUIDE PRICE £425000-£450000

Enter the property via porch to front aspect.

Entrance hall commences with stairs leading to first floor landing. Storage cupboard.

Lounge 20'1 x 9'4 gives access to rear garden via French double glazed doors.

Reception room/4th bedroom 15'4 x 10'3 double glazed window to front. Feature fireplace.

Kitchen/diner 20'1 x 10'4 external door to garden. Range of high gloss wall and base mounted units with matching storage drawers and built in wine rack. Worksurfaces housing sink drainer with swan neck mixer tap. Space for appliances including space for freestanding Range style cooker and stainless steel extractor hood.

First floor landing is home to three well proportioned bedrooms and family bathroom.

Bedroom one 13'6 x 8'9 double glazed window to rear.

Bedroom two 11'9 x 10'4 double glazed window to front.

Bedroom three 8'9 x 7'2 double glazed window to rear.

Bathroom comprises bath with shower over, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Externally the property has a good size mature rear garden commencing with covered decked seating. Summerhouse to remain. Remaining garden is lawned.

Garage approximately 6 meters long and driveway parking.

Council Tax Band: D

Local Authority: Chelmsford

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

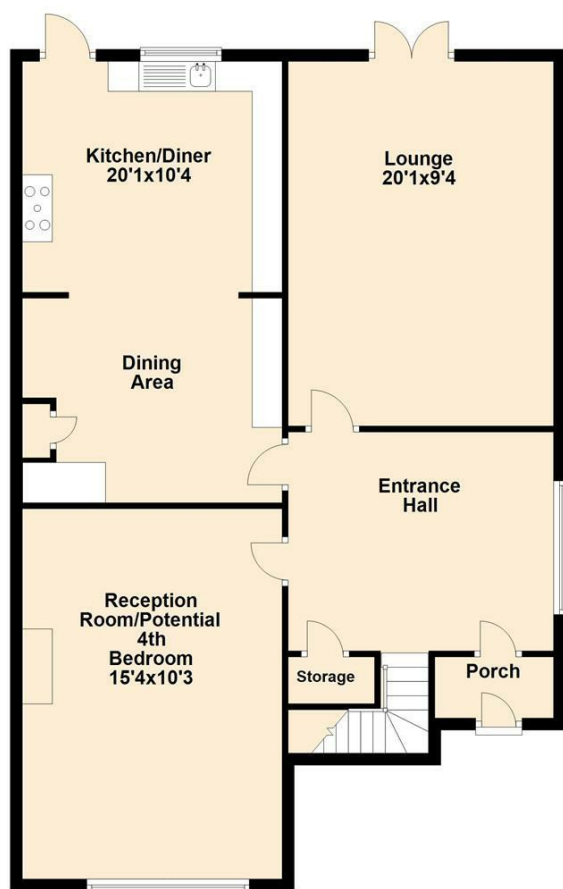


Local Life

Boreham is a village and civil parish, in Essex. The parish is in the City of Chelmsford and Chelmsford Parliament constituency. The village is approximately 3.7 miles northeast from the county town of Chelmsford. Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.



Ground Floor



First Floor



