



Orchard Way, Boreham, Chelmsford

£375,000



- Immaculately presented throughout
- Located within popular village of Boreham
- Close to local amenities, Doctors Surgery, popular schools, Pubs and Restaurants
- Easy access to Chelmsford City Centre and Chelmer Village Square and Retail Parks
- Spacious two bedroom semi detached home offering potential to extend STPC
- Built approximately 2021 with NHBC warranty
- Lovely size lounge, kitchen, utility room plus ground floor cloakroom/WC
- En-suite to main bedroom
- Family bathroom
- Un-overlooked generous size rear garden. Driveway parking for three cars



Immaculately presented two bedroom house built approximately 2021, NHBC warranty still remaining. Located within the popular village of Boreham. Close to local amenities, Doctors Surgery, popular schools, welcoming pubs and restaurants. Easy access to Chelmsford City Centre, Hatfield Peveral and Witham. Accommodation boasts, entrance hall, ground floor cloakroom/WC, lounge, kitchen and utility room. First floor is home to two double bedrooms and family bathroom. Externally the property has a generous size rear garden and driveway parking.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 13'4 x 10'11 double glazed window to front.

Kitchen/Breakfast Room 11'4 x 9'8 French double glazed doors to rear. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Remaining appliances can be housed in the utility room.

The property also has a ground floor cloakroom/WC,

First floor landing is home to two double bedrooms, en-suite shower room and family bathroom.

Main bedroom 13'7 x 6'8 double glazed window.

En-suite comprises shower, wash hand basin and low level wc. Heated towel rail. Part tiling to walls.

Bedroom two 11'4 x 9'5 double glazed window.

Bathroom comprises white panel bath fitted with shower/mixer tap and glass splash screen door. Vanity wash hand basin and low level WC. Part tiling to walls.

Externally the property has a un-overlooked generous sized rear garden. Commencing with patio seating area. Remaining garden is lawned.

Driveway parking to front.

Council Tax Band: C

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.

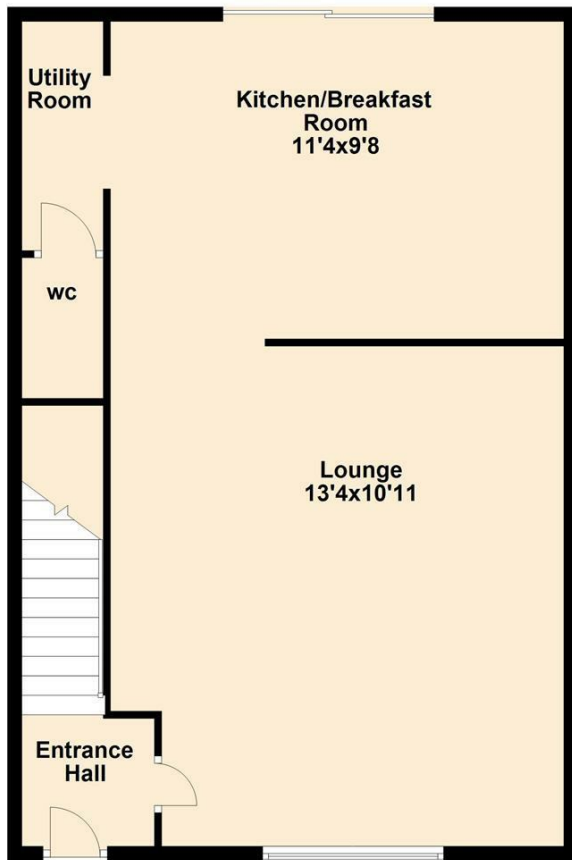


Local Life

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

