

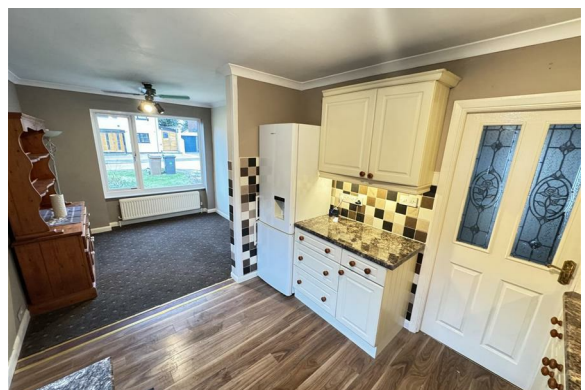


## Hulton Close, Boreham, Chelmsford

£410,000



- Great size fully detached property offered for sale with no onward chain
- Rarely available Bungalow found within cul-de-sac position in sought after Boreham Chelmsford
- Ideal location for local shops, pubs , restaurants and schools
- Huge potential to extend/convert stpc
- Easy access to Beaulieu Park railway station (currently under construction)
- Accessible to A12 road links. Moments drive into Chelmsford City Centre
- Spacious lounge, kitchen/dining room and conservatory
- Three well proportioned bedrooms/reception room plus four piece bathroom
- Mature rear garden
- New fitted windows including Conservatory double glazing



**Offered for sale with no onward chain, is this rarely available fully detached bungalow, found in sought after Boreham Chelmsford. Ideally positioned for New Beaulieu Park railway station (currently under construction) and A12 road links. Close to local amenities, schools, pubs and restaurants. Moments drive into Chelmsford City Centre, Chelmer Village Square and Retail Parks. Accommodation boasts, spacious entrance hall, three well proportioned bedrooms/reception room, lovely size lounge/bedroom, kitchen/diner, conservatory and four piece bathroom. Externally the property has a mature rear garden. The property also offers huge potential to convert/extend stpc.**

**Guide Price £400,000 - £450,000**

Spacious entrance hall gives access to all rooms.

Bedroom/reception room 14'6 x 11'7 double glazed window to front. Coved ceiling. Feature fireplace. Coved ceiling.

Bedroom two 11'8 x 11'4 double glazed window to rear.

Bedroom three 8'8 x 8'3 double glazed window to side.

Four piece bathroom comprises shower cubicle, panel bath, vanity wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Lounge/Bedroom 11'4 x 9'0 opens into conservatory via patio sliding doors. Wooden style flooring. Coved ceiling.

Conservatory 9'2 x 8'2 newly fitted windows. French double glazed doors to garden.

Modern kitchen/diner 19'3 x 12'8 dual aspect double glazed windows. External door to garden. Range of wall and base mounted units with matching storage drawers and under unit lighting. Tiling to splash backs. Worksurfaces housing sink drainer. Electric hob, electric oven, extractor fan. Space for other appliances. Gas boiler.

Externally the property has a mature rear garden.

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.

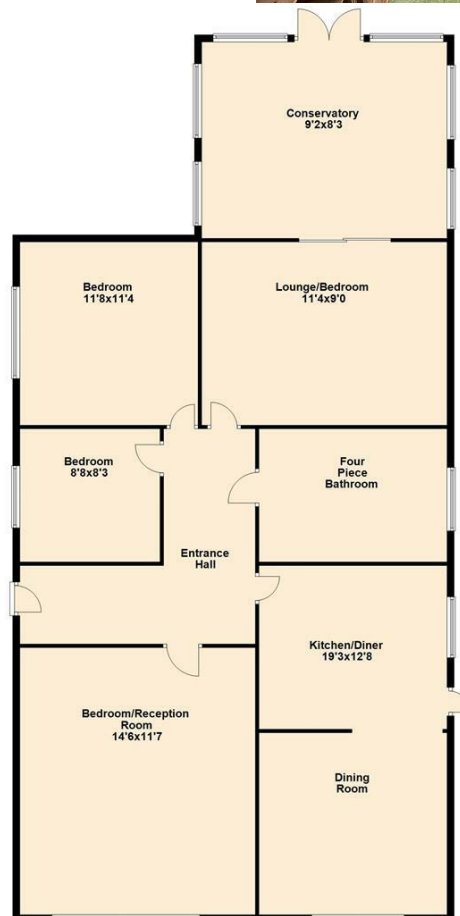


# Local Life

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.



Floor Plan





[Colubrid.co.uk](http://Colubrid.co.uk)