

oakheart



£315,000

Offers In Excess Of  
Church Road, Boreham, Chelmsford



Discover Your Dream Home in Boreham: A Rare Gem for First-Time Buyers, Families, and Investors.

Located in a rarely available position within a quiet no-through road, this exceptional three-bedroom family home offers an unbeatable opportunity for those seeking space, comfort, and convenience. With a guide price of £325,000 - £350,000, this property presents outstanding value in one of Essex's most sought-after villages.

Inside, you will find a spacious and versatile layout that is perfect for family life. The generously proportioned lounge flows seamlessly into a separate dining room or playroom, ideal for family gatherings or children's activities. The

well-appointed kitchen caters to all your culinary needs, while three sizeable bedrooms upstairs provide ample space for growing families or those working from home.

The property is well-equipped with modern amenities, including gas central heating and UPVC double-glazed windows, ensuring year-round comfort and energy efficiency. A first-floor bathroom is complemented by a convenient ground floor cloakroom, adding to the property's practical appeal.

Outside, the low-maintenance, west-facing rear garden which is accessible from the kitchen is perfect for al fresco dining or summer barbecues. As well as a great space, the garden offers ample storage space. The garage located in

the communal parking area, is accessible from the rear, and offers secure parking or further storage space. For those seeking additional parking options, the front garden presents the potential for conversion into a private driveway.

Situated in the heart of Boreham village, this property is just a short walk from excellent local amenities, including a highly regarded primary school, shops, and a post office. The village boasts a rich history, with two conservation areas featuring buildings of historic importance that add character to the community.



















Ground Floor



Floor 1

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Approximate total area<sup>20</sup>  
78.45 m<sup>2</sup>  
844.43 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Local Authority:**  
Chelmsford City

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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