



**Connells**

Chestnuts Main Road  
Boreham Chelmsford



# Chestnuts Main Road Boreham Chelmsford CM3 3AF

for sale guide price  
**£550,000**



## Property Description

This charming Grade II listed four-bedroom detached home, dating back to circa 1500, offers a wealth of character and history. While requiring updating and modernisation, it boasts spacious accommodation, including a large entrance hall, lounge, conservatory, sitting room, dining room, study, kitchen/breakfast room, utility room, store room, and cloakroom on the ground floor. The first floor features four bedrooms, a family bathroom, and an en-suite shower room to the primary bedroom. The property retains original features, such as exposed beams, and sits on a 0.28-acre plot with ample parking, a detached triple garage with power and light, and a small storage barn at the rear. Offered with No Onward Chain.

Situated in the beautiful village of Boreham, this home is within walking distance of local amenities, including shops, a doctor's surgery, public houses, a primary school, and picturesque countryside and waterside walks. Boreham is conveniently located northeast of Chelmsford, which offers a wide range of shopping, dining, and excellent schools, including King Edward VI Grammar School and Chelmsford County High School for Girls.

The property is ideally positioned for travel, with easy access to the A12, connecting to Colchester and the M25, and nearby rail services at Chelmsford and Hatfield Peverel, offering regular trains to London Liverpool Street.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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4 Tindal Square  
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EPC Rating: Exempt  
 Council Tax Band: F

Tenure: Freehold

**view this property online** [connells.co.uk/Property/CHL308498](http://connells.co.uk/Property/CHL308498)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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