

HOME



Boreham
£475,000
3-bed detached house

Claypits Road

This spacious three-bedroom detached family home is located in a quiet cul-de-sac position in the heart of the popular village of Boreham and is being offered for sale with no onward chain. Inside, there is an entrance hall with ground floor cloakroom, lounge, dining area, conservatory, three good sized bedrooms and a shower room. Outside, there is a garage and driveway to front and an enclosed garden to rear. The property is in need of modernisation offering a buying the buyer a rare opportunity to purchase a sought-after design with plenty of scope to extend, improve and remodel should they wish (subject to the usual planning requirements).

The village of Boreham offers buyers the perfect blend of village life with various open countryside walks, sought after traditional public houses serving great food and a selection of real ales, the hugely popular Lion Inn is within a short walk offering a fantastic bistro dining experience. The village has a parade of shops located off of Church Road, a primary school and Doctors. The neighbouring village of Hatfield Peverel is located within 3 miles and Chelmsford within 5 miles both offering railway stations with links to London Stratford and Liverpool Street. Also, the nearby Beaulieu Park area has a further railway station currently under construction, due for completion in 2025. Some of the nearby footpaths lead down to the river where you can often watch canal boats navigate the locks. The more adventurous can explore further footpaths towards Little Baddow or to Chelmsford City.

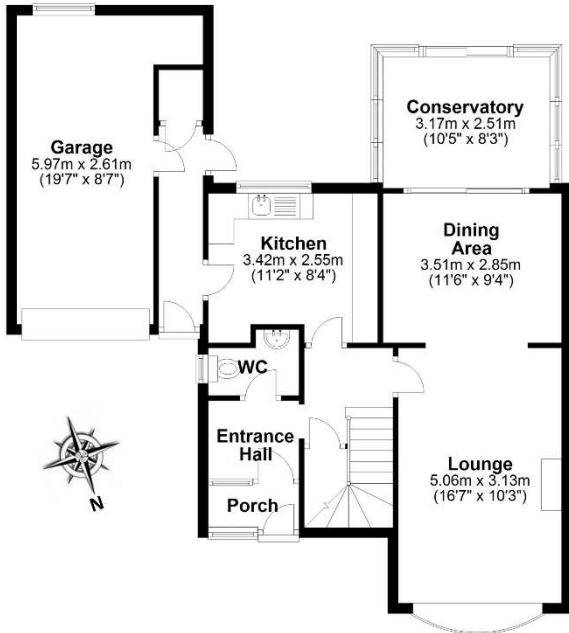
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Floor Plans

Ground Floor



APPROX INTERNAL FLOOR AREA
59 SQ M 636 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
105 SQ M 1133 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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First Floor



APPROX INTERNAL FLOOR AREA
46 SQ M 497 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
105 SQ M 1133 SQ FT

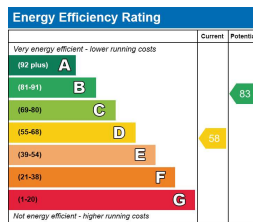
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Features

- No onward chain
- Rare opportunity to purchase
- Perfect scope to remodel & extend (STPP)
- Cloakroom
- Three double bedrooms
- Garage & driveway
- Cul-de-sac position
- Good access to the A12
- Walking distance of the village shops & primary school
- Nearby country walks

EPC Rating



The Nitty Gritty

Tenure: Freehold

Agents Note - We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, to advise you that the vendor is a 'connected person' defined by the act.

Band D is the Council Tax band for this property and the annual council tax bill is £2,119.14.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

