

Paul Mason Associates



Main Road, Boreham, Essex, CM3 3JB

Guide price £550,000

- Individual detached residence
- Three double bedrooms
- Large family bathroom
- Open plan family room, dining area and refitted kitchen
- Sitting room
- Study
- Utility room
- Ground floor shower room
- Single garage and ample parking to the front
- EPC - D

An individual detached residence which is set back from the road within this favoured village. The property features a wonderful open plan family room with dining and refitted kitchen, which opens up to the rear garden. This space provides a great everyday living area with views of the garden. The remaining accommodation to the ground floor is reached via a large entrance hall that provides access to a sitting room and study, which in turn leads to a utility room and shower room. To the first floor the property offers three double bedrooms plus a large four piece family bathroom. The residence is set back from the road and provides ample parking to the front as well as a single garage. The rear garden commences with a paved patio area overlooking the remainder of the gardens which are mostly lawned. Boreham village is located within a short drive from the A12 which provides good road links to the M25 and East Anglia. Chelmsford City Centre is approx. 4.8 miles from the property and features a shopping centre, schools and Cathedral. Hatfield Peverel Station is approx. 2.9 miles away and offers trains in to London Liverpool Street Station.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Total area: approx. 1573.6 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.

Distances

Boreham School - 0.7 miles
Hatfield Peverel Train Station - 2.9 miles
A12 - 1 mile
Chelmsford City Centre - 4.8 miles
London Stansted Airport - 18.8 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door, stairs to first floor and obscure window to side. Coved ceilings and dado rail. Cupboard housing gas fired boiler with obscure window to side.

Sitting Room

4.17m into bay window x 3.53m (13'8" into bay window x 11'6")
Walk-in bay window to front, coved ceilings, open fireplace with tiled hearth.

Open Plan Kitchen, Dining and Family Room

8.31m x 3.59m (27'3" x 11'9")
Glazed french doors with side screens to rear, further glazed door with side screen and window to rear. Refitted units to eye and base level incorporating peninsular unit, finished with worksurfaces and matching upstands. One and a

half bowl sink unit with mixer taps and drainer. Built-in four ring gas hob with extractor over. Built-in double oven. Integrated fridge/freezer, space for dishwasher. Part tiled walls and coved ceiling. Dressing unit with display shelves.

Study

2.76m x 1.98m (9'0" x 6'5")
Opening to:

Utility Room

Tiled floor and obscure window to side. Space for washing machine and door to garage. Inset ceiling lighting and door to:

Shower Room

White suite comprising double shower cubicle with tiled surround, pedestal wash hand basin with tiled splash back and low level WC. Tiled floor and inset ceiling lighting.

FIRST FLOOR

Landing

Stairs to ground floor, dado rail and access to part boarded loft with lighting. Eave storage cupboard.

Bedroom One

4.27m into bay x 3.51m plus wardrobes (14'0" into bay x 11'6" plus wardrobes)
Walk-in bay window to rear. Built-in wardrobes to one wall.

Bedroom Two

6.57m x 3.68m > 2.62m (21'6" x 12'0" > 8'7")
Window to front and rear.

Bedroom Three

3.86m x 2.95m (12'7" x 9'8")
Window to front, wash hand basin with tiled splash back. Built-in storage cupboard.

Family Bathroom

White suite comprising panelled bath with separate shower cubicle and tiled surround. Inset wash hand basin with vanity unit below, low level WC. Tiled floor and part tiled walls. Wall mirror with lighting.

EXTERIOR

Front Garden

Picket fence to front boundary, five bar gate which opens to the driveway that provides ample parking with access to the entrance door and garage. Various flowers and shrubs. Outside lighting.

Single Garage

4.33m x 2.67m (14'2" x 8'9")
Part glazed bi-fold doors to front. Lighting and power connected.

Rear Garden

Commencing with a paved patio area with footpath and gate leading to the front. Lawn area with display

flower bed. Timber storage shed. Outside tap.

Services

Gas central heating, mains water and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

