

Paul Mason Associates

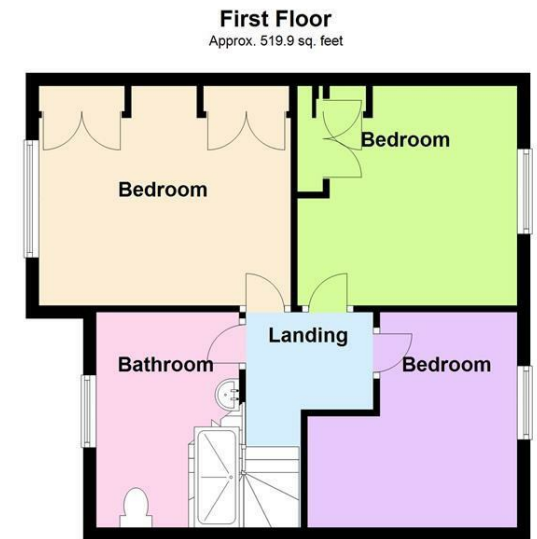
Paul Mason Associates
Sales Lettings Development Investment
for sale
01245 382555
www.paulmasonassociates.co.uk

Plantation Road, Boreham, Essex, CM3 3EA
Offers in the region of £500,000

- Highly sought after location within walking distance of village amenities, shops, doctors and Primary School
- No onward chain
- Three good size double bedrooms
- First floor modern shower room plus ground floor cloakroom
- Spacious reception hall, dining room and sitting room
- 19'10 x 8'10 kitchen/breakfast room
- Well maintained good size secluded rear garden
- Block paved driveway providing off street parking
- UPVC double glazing and gas central heating
- EPC - D

Situated in a highly sought after location, within short walking distance of the many village amenities, is this well presented semi detached cottage style property being offered with NO ONWARD CHAIN. The property offers spacious accommodation throughout including three good size double bedrooms, modern first floor shower room plus ground floor cloakroom, two generous reception rooms and an extended 19'10 x 8'10 kitchen/breakfast room. The property also boasts a good size secluded and well maintained West facing rear garden, block paved driveway providing of street parking, UPVC double glazing and gas central heating. The property is ideally positioned within walking distance of the local Primary School, St Andrews Church, local doctors, Co-op, post office, bus service and Lion Inn and also with easy access to Hatfield Peverel train station, the A12 Boreham Interchange and Chelmsford City Centre. EARLY VIEWING STRONGLY ADVISED.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
	76		
	57		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Total area: approx. 1129.6 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 Primary School - 0.2 miles
Doctors - 0.1 miles
Post Office and Village Shops - 0.4 miles
Lion Inn - 0.6 miles
Hatfield Peverel Railway Station - 2.8 miles
A12 Boreham Interchange - 1.3 miles
Chelmsford City Centre - 5.4 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Reception Hall

3.36m x 3.02m (11'0" x 9'10")
Hardwood part glazed entrance door. Double glazed window to front. Radiator. Dado rail. Large built-in under stairs storage cupboard. Stairs to first floor.

Dining Room

4.02m x 3.49m (13'2" x 11'5")
Double glazed window to front. Radiator. Dado rail. Picture rail. Wall light points. Feature brick fireplace with wooden mantel and fitted electric fire.

Sitting Room

4.58m x 3.47m (15'0" x 11'4")
Double glazed French doors to rear. Dado rail. Coved ceiling.

Feature fireplace with brick surround and hearth and wooden mantel. Wall light points. TV point. Fitted shelving with storage cupboards below.

Kitchen/Breakfast Room

6.06m x 2.70m (19'10" x 8'10")
Double glaze door to side and double glazed window to rear and side. An extensive range of pine fitted units to base and eye level. Built-in four ring gas hob with extractor hood over. Wall mounted double oven and microwave. Integrated full height fridge freezer. Space and plumbing for washing machine. Laminate roll top work surfaces incorporating breakfast bar and two stainless steel sink units. Tile flooring. Part tiled walls. Dado rail. Inset spotlighting. Coved ceiling. Concealed lighting. Radiator.

Cloakroom

Obscure double glazed window to side. White suite comprising low-level WC and pedestal wash hand basin. Fully tiled walls. Tiled flooring. Coved ceiling. Radiator.

FIRST FLOOR

Bedroom One

4.17m x 3.13m (13'8" x 10'3")
Double glazed window to front. Two sets of fitted double wardrobes.

Wall light points. Radiator. Picture rail.

Bedroom Two

3.51m x 3.51m (11'6" x 11'6")
Double glazed window to rear. Fitted furniture to remain including wardrobes, chest of drawers and bedside cabinets. Feature fireplace. Radiator. Picture rail.

Bedroom Three

3.48m x 3.35m (11'5" x 10'11")
Double glazed window to rear. A range of fitted wardrobes to remain. Picture rail. Radiator.

Shower Room

Double glazed window to front. White suite comprising low level WC and pedestal wash hand basin. Large double width shower cubicle with tiled surround and fitted glass shower screen. Part tiled walls. Tiled flooring. Radiator.

Landing

Double glazed window to side. Stairs to ground floor. Access to fully boarded loft with lighting and fold away ladder.

EXTERIOR

Front Garden

Block paved driveway providing ample off street parking. Lawn gardens with various mature flowers trees and shrubs. Access

to side with gate leading to rear garden. Outside lighting.

Rear Garden

A good size secluded and well maintained west facing rear garden commencing with a large paved patio area. Remainder laid to lawn with mature flowers and shrubs to borders. Fencing to boundaries. Two timber frame sheds to remain. Outside lighting. Gate side giving access to front.

Services

Gas central heating. Mains water supply 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.



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