

Paul Mason Associates



Allens Close, Boreham, CM3 3DR
Guide price £600,000

- Potential five/six bedrooms
- Two bathrooms
- Currently being used as separate ground and first floor accommodation
- Ground floor comprises two bedrooms, bathroom, cloakroom, open plan lounge/dining and separate kitchen
- First floor comprises two bedrooms, lounge, study, kitchen and bathroom
- Corner plot with ample parking
- Garage
- Adjoining parkland
- Cul-de-sac position
- EPC - D

A versatile detached property currently being used at two 2 bedroom dwellings each on separate floors, but could be converted into a five/six bedroom residence. The ground floor comprises two double bedrooms with open plan lounge/dining area, cloakroom and separate kitchen plus a family bathroom. The first floor consists of two bedrooms plus a study, lounge, separate kitchen and a family bathroom. The property sits on a corner plot with ample parking to the front plus a drive and garage to the rear. The established rear garden is secluded and offers various seating areas ideal for entertaining. The property sits adjacent to Boreham recreational ground with views that are enjoyed by the property. Within walking distance is the local school, shops and eateries. A short distance away is the A12 providing road links to the M25 and East Anglia, as well as the train station at Hatfield Peverel with trains into London Liverpool Street.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



Total area: approx. 1741.7 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 (0.5 miles)
Boreham Local Co-op - (0.5 miles)
A12 Boreham Interchange (1.6 miles)
Hatfield Peverel Train Station (2.7 miles)
Chelmsford City Centre (5.4 miles)
Witham Town Centre (5 miles)

All distances are approximate

Accommodation

GROUND FLOOR

Entrance Porch

Entrance door and window to front, glazed door to:

Entrance Hall

Stairs to floor and understairs storage cupboard, coved ceilings with inset ceiling lighting.

Cloakroom

White suite comprising inset wash hand basin with vanity unit below and low level WC. Obscure window to front, inset ceiling lighting and part tiled walls.

Bedroom/Sitting Room

4.46m x 3.76m (14'7" x 12'4")
Window to front and coved ceilings.

Bedroom/Study

3.73m x 2.88m (12'2" x 9'5")
Window to side and coved ceilings.

Open Plan Lounge/Dining Area

6.56 x 4.63 > 3.70m (21'6" x 15'2" > 12'1")
Two windows to rear, coved ceilings and opening to:

Kitchen

3.73m x 2.88m (12'2" x 9'5")
Glazed door and window to rear. Units fitted to eye and base level, finished with laminate roll top work surfaces. Sink unit with drainer and mixer taps. Built-in oven and hob, space for washing machine, dishwasher and fridge/freezer. Wall mounted gas boiler.

Inner Hallway

Two built-in storage cupboards.

Family Bathroom

Obscure window to front. White suite comprising bath with mixer taps and shower attachment, tiled surround, inset wash hand basin with vanity unit below and low level WC. Walk-in shower area with tiled walls. Part tiled walls and coved ceilings.

FIRST FLOOR

Landing

Stairs to ground floor and window to side, coved ceilings and access to loft space.

Bedroom

4.31m x 3.31m (14'1" x 10'10")
Window to front and coved ceilings. Fitted wardrobes with sliding mirror doors.

Bedroom

3.15m x 2.09m (10'4" x 6'10")
Window to front.

Lounge/Bedroom

5.46m x 3.34m (17'10" x 10'11")
Window to side with views over adjoining parkland. Storage cupboard.

Study/Bedroom

3.11m x 2.10m (10'2" x 6'10")
Window to rear.

Kitchen

3.91m x 3.12m (12'9" x 10'2")
Window to rear. White units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround. One and a half bowl stainless steel sink unit with drainer and mixer taps. Built-in double oven and hob. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler.

Family Bathroom

White suite comprising bath with mixer taps and shower attachment, tiled surround, inset wash hand basin with vanity unit below and low level WC. Shower cubicle with tiled walls. Two obscure windows to side and part tiled walls.

EXTERIOR

Front Garden

Driveway to the front providing ample parking with access to

entrance porch. Remainder mainly laid to lawn, outside lighting and tap.

Garage

8.91m x 3.27m (29'2" x 10'8")
Window and door to side, up an over door to front. Light and power connected. Workshop to rear.

Rear Garden

Paved patio area and further seating area. Remainder mainly laid to lawn with flower and shrub borders. Outside tap and lighting. Access to lean to with door leading to the front garden.

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

