

Paul Mason Associates



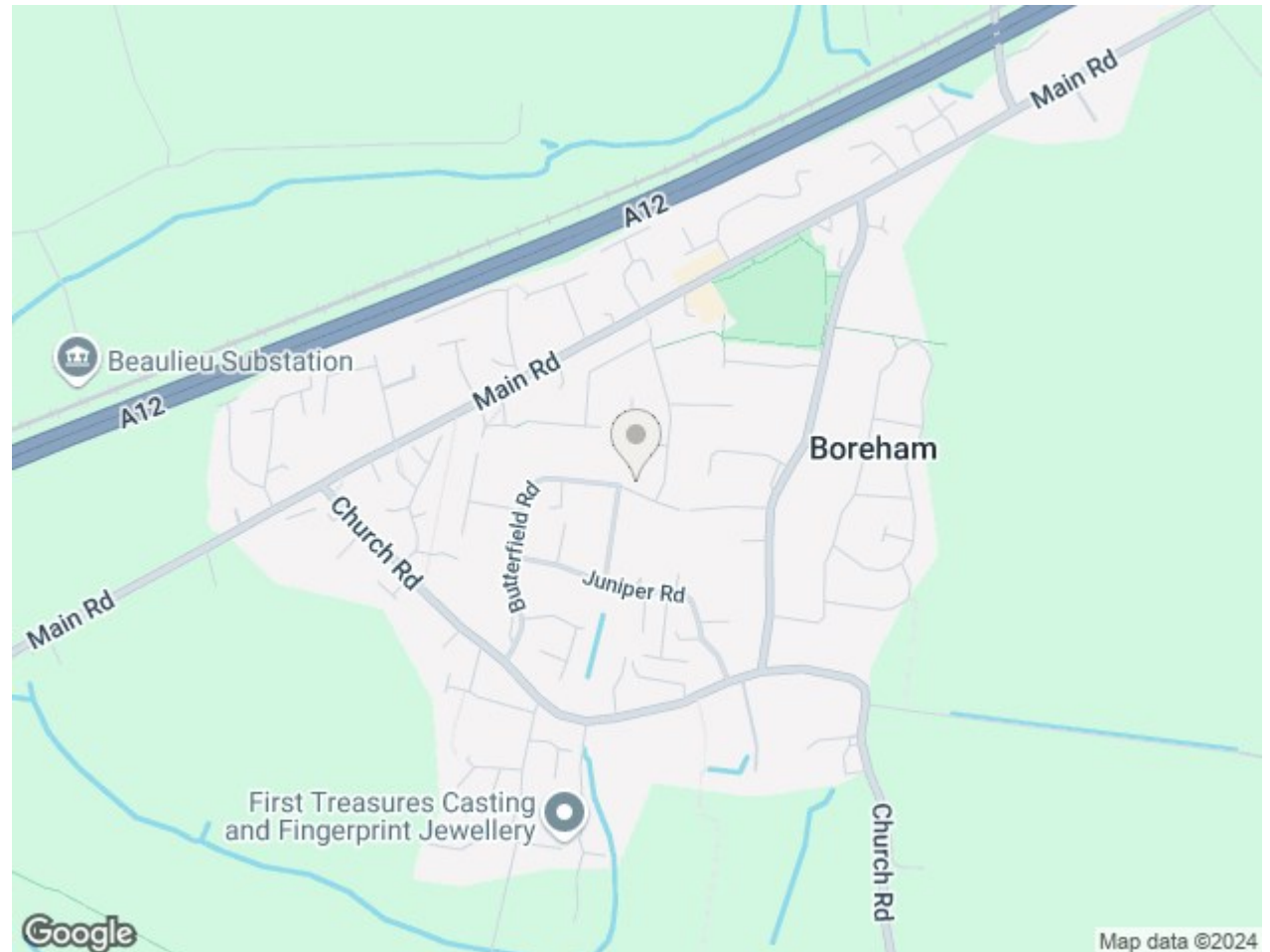
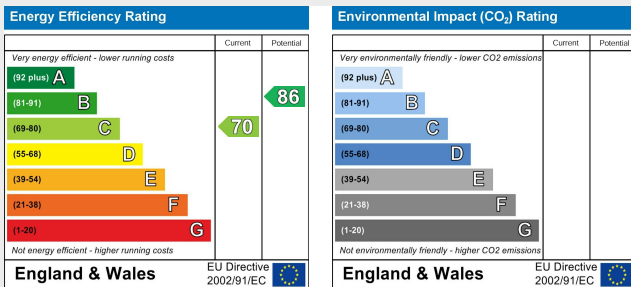
Paul Mason Associates
Sales | Lettings | Development | Investment
for sale
01245 382555
www.paulmasonassociates.co.uk

Butterfield Road, Boreham, Essex, CM3 3BS

Guide price £450,000

- Refurbished family house
- Three bedrooms
- First floor bathroom
- Lounge
- Separate open plan kitchen/dining room
- Ground floor cloakroom
- Single arage
- 95' Established rear garden
- Close to local amenities including school
- EPC - C

A refurbished family home overlooking a small green to the front, conveniently located for the local shops and school. The property benefits from a refitted kitchen which is open plan into the dining room, overlooking the rear garden. The first floor bathroom and ground floor cloakroom and have both been refitted recently with a modern white suite. The remaining accommodation comprises three first floor bedroom plus a separate lounge to the ground floor. Externally there is a long driveway which allows ample parking with access to a single garage, the rear garden measures 95' and is established providing seclusion from the surrounding properties. The residence is situated between Chelmsford city and Hatfield Peverel both with train stations into London Liverpool Street Station. The A12 is approx. 1.1 miles from the property with good road links to both the M25 and East Anglia. This property is being sold with NO ONWARD CHAIN.



Distances

Boreham School - 0.2 miles
A12 - 1.1 miles
Hatfield Peverel Train Station -
3.5 miles
Chelmsford City Centre - 5.1
miles
London Stansted Airport - 19.4
miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Lobby

Part glazed entrance door and
inset ceiling lighting.

Open Plan Kitchen/Dining Area

6.37m > 3.12m x 4.58m (20'10" >
10'2" x 15'0")

Window to side. Glazed door,
window and glazed french doors
all overlooking the rear garden.
Refitted units to eye and base
level finished with square edge
work surfaces and matching
upstands. One and a half bowl
stainless steel sink unit with
drainer. Space for washing
machine, dishwasher and
cooker. Integrated
fridge/freezer. Inset ceiling
lighting. Stairs to first floor and
understairs storage cupboard.

Lounge

4.73m x 3.17m (15'6" x 10'4")
Window to front and inset
ceiling lighting.

Cloakroom

Obscure window to front.
Modern white suite comprising
inset wash hand basin with
vanity unit below and low level
WC with concealed cistern.
Inset ceiling lighting.

FIRST FLOOR

Landing

Stairs to ground floor with
window to front. Access to part
boarded loft space housing gas
fired combination boiler, lighting.

Bedroom One

3.67m x 3.17m (12'0" x 10'4")
Window to front and inset
ceiling lighting.

Bedroom Two

4.10m x 2.70m (13'5" x 8'10")
Window to rear and inset ceiling
lighting.

Bedroom Three

2.70m x 2.24m (8'10" x 7'4")
Window to rear and inset ceiling
lighting.

Family Bathroom

Obscure window to side.
Modern white suite comprising

bath with mixer taps and
independent shower over with
tiled surround, inset wash hand
basin with mixer taps and vanity
below, low level WC with
concealed cistern. Heated towel
rail and inset ceiling lighting.

EXTERIOR

Front Garden

Long driveway providing ample
off street parking with access to
the garage and entrance door.
Remainder laid to lawn with
flower and shrub borders.

Garage

Up and over door.

Rear Garden

Commencing with a paved patio
area. Remainder laid to lawn
with flower and shrub borders.
Timber shed and gate to side.

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

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





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