

Paul Mason Associates



St. Andrews Road, Boreham, CM3 3DL

Guide price £450,000



- Detached family residence
- Four bedrooms
- First floor bathroom
- Lounge
- Separate dining room
- Kitchen
- Cloakroom
- Large corner plot
- Single Garage
- EPC - D

\*\*\* Guide Price £450,000 to £475,000 \*\*\*

A detached four bedroom family home situated on a corner plot within this popular location. The residence comprises of two reception rooms, fitted kitchen and cloakroom to the ground floor, with four bedrooms and a family bathroom to the first floor. The property offers a larger than average garden which includes an additional side garden and parking to the front, giving access to a single garage. The location is ideal as the property is only a short distance to the local school, shops and doctors. A short drive away is the A12 providing links to the M25 and the City of Chelmsford. Hatfield Peverel station can be found 3.8 miles away with trains in to London Liverpool Street.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	81		
	61		
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<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

## Distances

Hatfield Peverel Train Station (3.8 miles)

Boreham Primary School (0.5 miles)

A12 Boreham Interchange (1.6 miles)

Chelmsford City Centre (5.4 miles)

All distances are approximate

## Accommodation

### GROUND FLOOR

#### Entrance Lobby

Part glazed entrance door, tiled floor, coved ceilings and shoe cabinet.

#### Lounge

5.16m x 5.10m (16'11" x 16'8")  
Bay window to front with fitted shutters, stairs to first floor and ornate fireplace with gas, flame effect fire.

#### Dining Room

3.78m x 2.58m (12'4" x 8'5")  
Glazed sliding patio doors to the rear garden and coved ceilings.

#### Kitchen

3.80m x 2.51m (12'5" x 8'2")  
Window to rear. Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround. One and a half bowl sink unit with mixer taps and

drainer. Built-in double oven, four ring gas hob with concealed extractor over. Space for dishwasher, washing machine and fridge freezer. Built-in pantry and half glazed door to side.

#### Cloakroom

Obscure window to front. White suite comprising wash hand basin with tiled splash back and low-level WC. Tiled floor.

### FIRST FLOOR

#### Landing

Window to side. Access to loft via ladder. Coved ceilings. Airing cupboard housing hot water cylinder and immersion.

#### Bedroom One

4.15m x 3.04m (13'7" x 9'11")  
Window to front with fitted shutters. Coved ceilings. Fitted wardrobes and drawer units.

#### Bedroom Two

2.93m x 2.55m (9'7" x 8'4")  
Window to rear and coved ceilings.

#### Bedroom Three

2.91m x 2.62m (9'6" x 8'7")  
Window to rear and coved ceilings.

#### Bedroom Four

3.24m x 2.10m (10'7" x 6'10")  
Window to front with fitted shutters. Coved ceilings. Built in cupboard.

## Family Bathroom

White suite comprising panelled bath with mixer taps and shower attachment, independent shower over, inset wash hand basin with vanity unit below and low-level WC with concealed cistern. Obscure window to side.

## EXTERIOR

### Front Garden

Block paved driveway providing parking with access to the garage and entrance door. Variety of shrubs to front boundary and double gates leading to the rear garden.

### Garage

Up and over door to front and rear. Lighting and power connected.

### Rear and Side Garden

Paved patio area with covered pergola overlooking the rear gardens which are mainly laid to lawn with flower and shrub borders. Outside lighting and tap. Raised pond. Greenhouse and two sheds. Double gates leading to front

## 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.

## Services

Gas central heating, mains and drainage.





Paul Mason Associates

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Sales | Lettings | Development | Investment

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