

Paul Mason Associates



Allens Close, Boreham, Essex, CM3 3DR  
Offers In Excess of £560,000

- Detached family residence
- Four double bedrooms
- Family bathroom
- Lounge
- Dining Room
- Fitted kitchen
- Cloakroom
- Large rear garden
- Double length garage plus utility area
- EPC - D

A large four double bedroom detached residence with a good size rear garden, situated at the end of a small cul-de-sac, close to the village park and hall. The accommodation is approached via an entrance lobby and hallway with stairs to the first floor. The living rooms consist of a lounge, separate dining room plus a fitted kitchen, utility area and cloakroom to the ground floor. The first floor comprises four double bedrooms and shower room finished with a white suite. The village of Boreham benefits from a school, shops, Doctors, butchers, post office and popular eateries. A short distance away is the A12 with road links to the M25, East Anglia and Chelmsford city. The train station at Hatfield Peverel is approximately 2.7 miles away with trains into London Liverpool Street.

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>			
	80		
67			
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<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

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)

## Accommodation

### GROUND FLOOR

#### Entrance Lobby

Half glazed entrance door and window to front. Tiled floor. Glazed door and side screen leading to:

#### Entrance Hall

Stairs to first floor and understairs storage cupboard, coved ceilings.

#### Lounge

5.66m x 3.78m (18'6" x 12'4")  
Window to front and coved ceilings. Limestone fireplace incorporating electric fire.

#### Dining Room

4.44m x 3.76m (14'6" x 12'4")  
Glazed sliding patio doors to the rear garden and coved ceilings.

#### Kitchen

4.81m x 3.10m (15'9" x 10'2")  
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 oven, combination Quantum feed microwave oven, four ring hob and extractor over. Integrated fridge/freezer and dishwasher. Tiled floor and coved ceilings, inset ceiling lights.

#### Cloakroom

Obscure window to front. Suite comprising inset wash hand basin with tiled splashback and vanity unit below, Low-level WC. Heated towel rail. Tiled floor and coved ceilings.

### FIRST FLOOR

#### Landing

Stairs to ground floor and window to side.

#### Bedroom One

4.30m x 3.11m (14'1" x 10'2")  
Window to front. Range of fitted wardrobes and drawer units, coved ceilings.

#### Bedroom Two

3.70m x 3.32m (12'1" x 10'10")  
Window to rear. Coved ceilings and built-in wardrobe.

#### Bedroom Three

3.92m > 2.89m x 3.14m (12'10" > 9'5" x 10'3")  
Window to rear and coved ceilings.

#### Bedroom Four

3.13 m x 3.06m (10'3" m x 10'0")  
Window to front and coved ceilings.

#### Family Shower Room

Obscure window to side. White suite comprising large corner shower cubicle, inset wash hand basin with vanity unit below and low-level WC with concealed cistern. Tiled walls and floor. Heated towel rail and inset ceiling lights.

### EXTERIOR

#### Front Garden

Block driveway providing off street parking with access to the garage and entrance door. The remainder is finished with slate chippings and various flowers and shrubs.

#### Double Length Garage

9.12m x 3.64m (29'11" x 11'11")  
Electric roller door to front and half glazed door to front. Lighting and power connected. Half glazed door leading to:

#### Utility Area

3.54m x 1.83m (11'7" x 6'0")  
Window to rear. Half glazed door to garden. Space for washing machine and tumble dryer, laminate roll top work surface over with stainless steel sink unit, mixer taps and drainer. Wall mounted gas fired boiler.

#### Rear Garden

Commencing with a large paved patio area overlooking the rear gardens which are mainly laid to lawn with flower and shrub borders. Access to the utility room and additional side garden, which is paved, currently housing a greenhouse and shed.

#### 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.



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