

Paul Mason Associates



Main Road, Boreham, Essex, CM3 3HE

Guide Price £575,000 - £600,000

- Situated in a private mews with just 3 detached properties
- Spacious family home offering ideal accommodation for the growing family
- Four good size bedrooms
- Family bathroom, ensuite shower room and ground floor cloakroom
- Three spacious reception rooms plus 17' x 10'5 conservatory
- Fitted kitchen/breakfast room
- Double garage plus driveway providing off street parking
- Secluded and well maintained rear garden
- Gas central heating and UPVC double glazing
- EPC - D

Guide Price £575,000 - £600,000 Situated in a private mews of just three properties, is this splendid detached family home, ideally positioned within walking distance of many village amenities including the sought after Primary School, doctors, shops, bus service, Post Office, pubs and restaurants including the highly regarded Lion Inn. The property is also conveniently located with easy access to the A12 and Chelmsford City Centre and also just over 3 miles from Hatfield Peverel train station. To the ground floor the accommodation comprises a spacious reception hall, cloakroom/WC, 17'9 x 12'1 lounge, separate dining room and study, 17' x 10'5 conservatory and 14' x 11'3 kitchen/breakfast room. The first floor includes four good size bedrooms with en-suite shower room to master bedroom plus family bathroom. The property is set well back from the road with off street parking and a detached double garage, along with a secluded and well maintained garden to the rear. An internal viewing is highly recommended to appreciate this wonderful opportunity.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(81-91) A	
(69-80) C		(69-80) B	
(55-68) D	64	(55-68) C	
(39-54) E		(39-54) D	
(21-38) F		(21-38) E	
(1-20) G		(1-20) F	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Distances

Boreham Primary School (0.4 miles)
Boreham Village Store & Post Office (0.3 miles)
Boreham Local Co-op (0.2 miles)
Bus Stop (20 yards)
A12 Boreham Interchange (0.6 miles)
Hatfield Peverel Train Station (3 miles)
Chelmsford City Centre (4.5 miles)

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Reception Hall

Part glazed entrance door. Radiator. Stairs to first floor. Control pad for alarm system.

Cloakroom

Obscure double glazed window to front. Suite comprising low level WC and vanity wash hand basin with tiled splash back. Coved ceiling. Radiator.

Study

2.76m x 1.86m (9'0" x 6'1")
Double glazed window to front. Coved ceiling. Radiator.

Dining Room

3.68m x 2.87m (12'0" x 9'4")
Double glazed window to rear. Laminate flooring. Coved ceiling. Radiator.

Kitchen/Breakfast Room

4.27m x 3.44m (14'0" x 11'3")
Double glazed window to front and

double glazed door to side. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating one and a half bowl stainless steel sink unit with mixer taps. Built in oven with gas hob above and extractor hood over. Space and plumbing for dishwasher. Space for full height fridge/freezer. Radiator. Part tiled walls. Coved ceiling. Laminate flooring.

Lounge

5.43m x 3.70m (17'9" x 12'1")
Double glazed window to rear and double glazed door to rear leading to conservatory. Coved ceiling. Two radiators. Feature fireplace with fitted gas fire.

Conservatory

5.19m x 3.19m (17'0" x 10'5")
Double glazed windows to sides and rear and double glazed French doors to side. Wall light points. Radiator.

FIRST FLOOR

Bedroom One

4.43m x 3.47m (14'6" x 11'4")
Double glazed window to front. An extensive range of fitted wardrobes to remain. Radiator.

Ensuite Shower Room

Obscure double glazed window to rear. Suite comprising low level WC and pedestal wash hand basin with tiled splash back. Shower cubicle with tiled surround and fitted glass shower screen. Radiator.

Bedroom Two

3.63m x 2.90m (11'10" x 9'6")
Double glazed window to front. Fitted wardrobes to remain. Radiator.

Bedroom Three

3.02m x 2.51m (9'10" x 8'2")
Double glazed window to front. Fitted wardrobes to remain. Radiator.

Bedroom Four

2.86m x 2.53m (9'4" x 8'3")
Double glazed window to rear. Radiator.

Family Bathroom

Obscure double glazed window to rear. White suite comprising panelled bath with mixer taps and shower over. Pedestal wash hand basin and low level WC. Part tiled walls. Radiator.

Landing

Airing cupboard housing hot water cylinder. Stairs to ground floor. Coved ceiling. Access to part boarded loft via pull down ladder.

EXTERIOR

Double Garage

Up and over door to front. Double glazed window and door to rear. Power and light connected. Space and plumbing for washing machine. Fitted work bench and eye level storage units. Gas fired boiler.

Front Garden

Shingled driveway to front of garage providing off street parking for several cars. Various flowers and shrubs.

Rear Garden

A secluded well maintained rear garden commencing with a paved patio area. Remainder laid to lawn with various mature flowers, trees and shrubs. Fencing to boundaries. Access to side.

Property Services

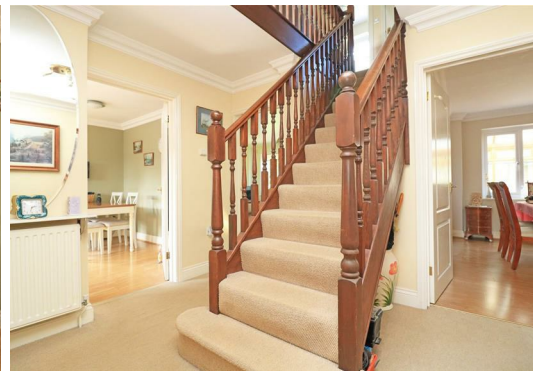
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Chelmsford

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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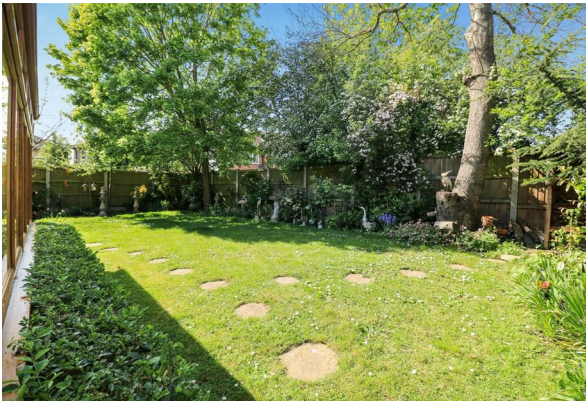
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