

Paul Mason Associates



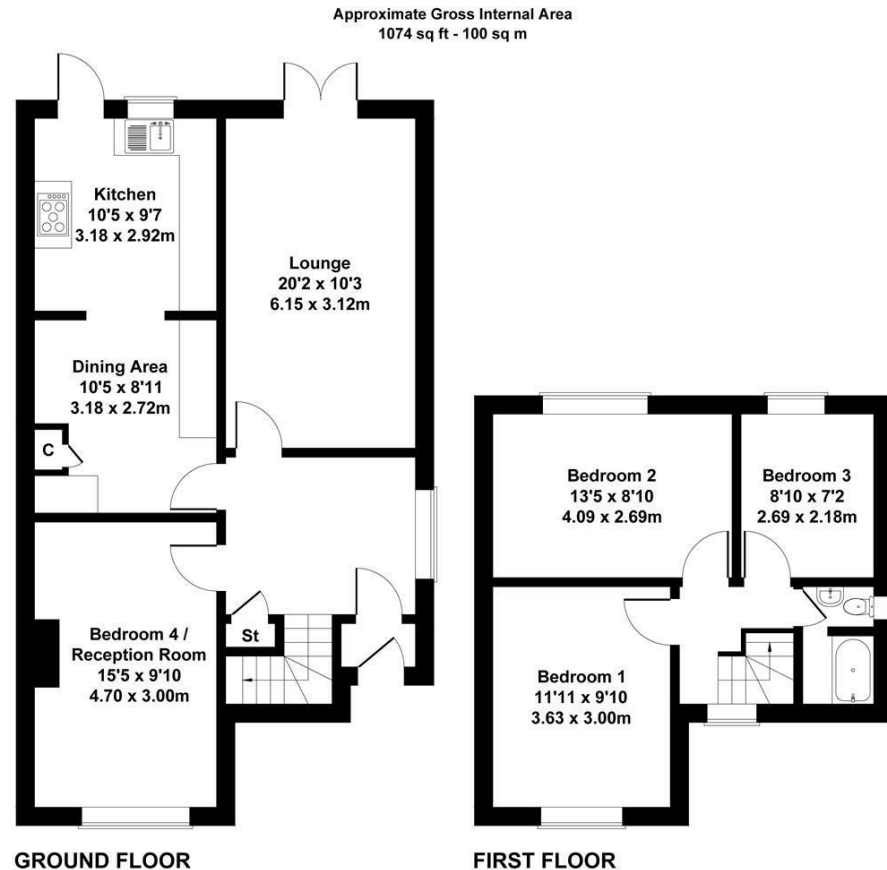
Butterfield Road, Boreham, Essex, CM3 3BS

Guide Price £400,000 - £425,000

- Extended three/four bedroom semi detached house
- Sought after location within short walking distance of primary school and amenities
- 20'2 x 10'3 lounge
- Modern fitted kitchen plus dining area
- Ground floor double bedroom/additional reception room
- First floor bathroom
- Garage plus off street parking
- Gas central heating and double glazed windows
- Secluded rear garden with summerhouse
- EPC - C

GUIDE PRICE £390,000 - £410,000Situated in a highly sought after location within short walking distance of the highly regarded local primary School and many village amenities including shops, post office and doctors, is this spacious extended semi detached family home. The spacious accommodation comprises three bedrooms to the first floor, further double bedroom to the ground floor which could be used as an additional reception room, first floor bathroom suite, 20'2 x 10'3 lounge and large open plan modern kitchen/dining room. The property also benefits from a secluded rear garden with large summerhouse to remain, a single garage and off street parking plus space for caravan. The property is conveniently located with easy access to the A12 and Chelmsford City Centre and also just over 3 miles from Hatfield Peverel train station. An early viewing is strongly recommended to avoid disappointment.

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>	



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Distances

Boreham Primary School 0.3 miles
Boreham Village Shops & Post Office 0.2 miles
A12 Boreham Interchange 1.1 mile
Hatfield Peverel Train Station 3.3 miles
Chelmsford Town Centre 4.8 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Composite entrance door. Glazed door to :-

Entrance Hall

Double glazed window to side. Stairs to first floor. Large under stairs storage cupboard with lighting. Radiator.

Bedroom Four/Reception Room

4.7m x 3.0m (15'5" x 9'10")
Double glazed window to front. Feature fireplace with remote electric fire and gas point for gas fire. Laminate flooring. Radiator.

Lounge

6.17m x 3.13m (20'2" x 10'3")
Double glazed French doors to rear. TV point. Two Radiators. Range of fitted book/display shelves.

Dining Area

3.18m x 2.72m (10'5" x 8'11")
Built in storage cupboard. A range of modern fitted units and display shelves. Fitted work surfaces. Radiator. Open plan through to:-

Kitchen

3.18m x 2.92m (10'5" x 9'7")
Double glazed window and door to rear. A range of modern units fitted to eye and base level with laminate work surfaces incorporating black composite 1.5 bowl sink unit with mixer taps. Range style cooker with extractor hood over to remain. Integrated dishwasher. Space for washing machine, tumble dryer and full height fridge-freezer. Part tiled walls. Heavy duty rubber back carpet.

FIRST FLOOR

Bedroom One

3.63m x 3.00m (11'11" x 9'10")
Double glazed window to front. Radiator. Laminate flooring. Range of fitted wardrobes with hanging rail and shelving. Chest of drawers and two bedside cabinets. Radiator.

Bedroom Two

4.1m x 2.7m (13'5" x 8'10")
Double glazed window to rear. A range of modern fitted furniture including wardrobes, overhead

storage units and chest of drawers. Radiator.

Bedroom Three

2.7m x 2.2m (8'10" x 7'2")
Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to side. White suite comprising panelled jacuzzi bath with mixer taps and shower over. Vanity wash hand basin with mixer taps and low level WC. Fully tiled walls.

Landing

Double glazed window to front. Stairs to ground floor. Access to part boarded loft with lighting, pull down ladder and gas fired boiler.

EXTERIOR

Rear Garden

A private secluded rear garden commencing with a large decking area. An array of mature flowers, shrubs and trees. Large summerhouse to remain. Timber framed shed. Door to garage. Fenced to boundaries.

Garage

Electric door to front. Lighting and power connected. Door to rear garden.

Front Garden

Space for caravan. Driveway

leading to garage providing off-road parking.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating
Local Authority - Chelmsford District Council

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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