

Paul Mason Associates



St. Andrews Road, Boreham, Essex, CM3 3DL

Guide Price £525,000 - £550,000

- No onward chain
- Sought after location within walking distance of shops, amenities and Primary School
- Extended detached family home situated at the end of this popular turning
- Four good size bedrooms
- Spacious bathroom plus ground floor cloakroom
- 16'9 x 13'7 lounge plus separate dining room
- Fitted kitchen plus separate utility room
- Garage plus off street parking
- Secluded and well maintained rear garden
- EPC - TBC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
	79		
	66		
Very environmentally friendly - lower CO₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**** GUIDE PRICE £525,000 - £550,000 ** OPEN HOUSE SATURDAY 29TH JUNE - CONTACT US FOR MORE DETAILS ****.....Paul Mason Associates are delighted to offer for sale this extended four bedroom detached family home, being offered for sale with the benefit of no onward chain. The property is ideally positioned at the end of this sought after cul-de-sac, within walking distance of many village amenities, including the highly regarded Primary School, popular Lion Inn and village shops, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. The accommodation is ideally suited for the growing family and comprises four good size bedrooms, large family bathroom plus ground floor cloakroom, generous reception hall, 16'9 x 13'7 lounge, separate dining room, fitted kitchen plus spacious separate utility room. Further features include a well maintained secluded rear garden, single garage plus separate workshop, block paved driveway providing off street parking, gas central heating and UPVC double glazing throughout. **INTERNAL VIEWING HIGHLY RECOMMENDED.**



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Local Co-op and Bus Stop - (200 yards)
Boreham Primary School (0.5 miles)
A12 Boreham Interchange (1.6 miles)
Hatfield Peveler Train Station (3.8 miles)
Chelmsford City Centre (5.4 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Obscure part glazed entrance door. Coved ceiling. Radiator. Double glazed window to front.

Cloakroom

Obscure double glazed window to side. Coloured suite comprising low-level WC and pedestal wash and basin. Radiator.

Reception Hall

2.79m x 2.75m (9'1" x 9'0")
Stairs to first floor with large built in under stairs storage cupboard. Radiator. Coved ceiling. Central heating thermostat.

Lounge

5.13m x 4.15m (16'9" x 13'7")
A dual aspect lounge with double glazed window to front and double glazed French doors to rear. Feature fireplace with fitted gas fire. Two radiators. TV point. Covered ceiling.

Dining Room

3.67m x 2.75m (12'0" x 9'0")
Double glazed window to front. Radiator. Coved ceiling.

Kitchen

3.99m x 2.30m (13'1" x 7'6")
Double glazed window to rear and door through two utility room. An extensive range of fitted units to base and eye level. Laminate roll top works surfaces incorporating one and a half bowl sink unit with mixer taps. Appliances to remain including dishwasher fridge gas hob with extractor hood over and eye level oven. Part tile walls. Wall mounted gas fired boiler. Radiator.

Utility Room

3.88m x 1.88m (12'8" x 6'2")
Double glazed window to rear and door leading to rear garden. A range of fitted units to base level with laminate roll top works surfaces incorporating stainless steel sink unit with mixer taps. Appliances to remain including washing machine, tumble dryer and full height freezer. Built-in storage cupboard. Radiator.

FIRST FLOOR

Bedroom One

3.93m x 2.63m (12'10" x 8'7")
Double glazed window to rear. Coved ceiling. Wall light point. Radiator. Furniture to remain including wardrobes, bedside cabinet and chest of drawers.

Bedroom Two

4.04m x 2.61m (13'3" x 8'6")
Double glazed window to rear. Coved ceiling. Radiator.

Bedroom Three

3.25m x 2.64m (10'7" x 8'7")
Double glazed window to front. Coved ceiling. Radiator. Walk in wardrobe.

Bedroom Four

3.08m x 2.57m (10'1" x 8'5")
Double glazed window to front. Coved ceiling. Radiator. Fitted units to base and eye level. Airing cupboard housing hot water cylinder. Further built in storage cupboard.

Bathroom

3.39m x 2.78m (11'1" x 9'1")
Obscure double glazed window to front. Four piece suite comprising large corner bath with shower attachment, pedestal wash hand basin with mixer taps and low level WC. Separate shower cubicle. Fully tiled walls. Radiator.

Landing

Double glazed window to rear. Access to majority boarded loft with lighting. Radiator. Coved ceiling.

EXTERIOR

Garage

4.86m x 2.51m (15'11" x 8'2")
Up and over door to front. Power and light connected.

Front Garden

Block paved driveway providing off street parking. Lawned gardens to front with an array of mature flowers, shrubs and trees. Gate to side giving access to rear garden. Outside water tap.

Rear Garden

A secluded well maintained rear garden with lawned gardens and mature flowers and shrubs. Secluded paved patio area. Fencing to boundaries. Outside water tap. Access to side leading to potting shed with power and light connected.

Workshop

3.59m x 2.18m (11'9" x 7'1")
A useful workshop with fitted work bench and power and light connected.

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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