

Paul Mason Associates

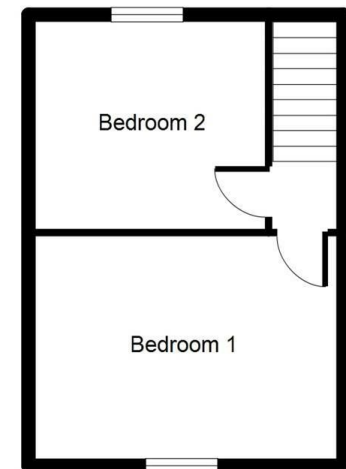
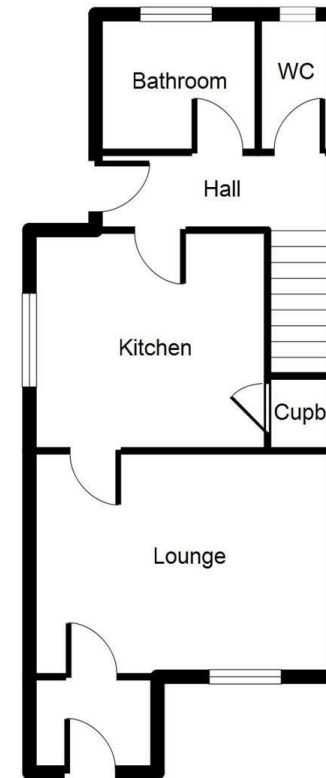


Boreham Road, Little Waltham, CM3 3NF

Offers in excess of £325,000

- Countryside views
- Semi-rural location
- Two bedrooms
- Family bathroom and separate W.C.
- Lounge
- Kitchen/breakfast room
- Good sized garden
- Parking for several cars
- Easy access to the A12 and A120/A130
- EPC - D

**** No Onward Chain **** A rural cottage offering two bedrooms and scope to extend subject to planning permission. The property offers a good sized garden and driveway with parking for three cars. The cottage has distant views to the front and rear over surrounding countryside. Internally the accommodation comprises Lounge, kitchen/breakfast room, bathroom, separate w.c plus two bedrooms. The property is conveniently located for the villages of Terling, Great Leighs and Boreham, as well as the A12/A120/A130 that connect it to London/Stansted Airport/M11. The new Beaulieu station, currently under construction, is approx. 4.7 miles from the property.



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	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Distances

A12 - 5 miles

Hatfield Peverel Train Station -
5.2 miles

Chelmsford City Racecourse -
3.8 miles

Chelmsford City - 6.1 miles

London Stansted Airport -
17.1 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Rear Lobby

Glazed door to side. Stairs to first floor.

Bathroom

Obscure window to rear.
Panelled bath with mixer taps and shower attachments.
Pedestal wash hand basin. Part tiled walls.

Separate W.C

Obscure window to rear. Low level WC.

Kitchen

4.00m x 2.45m (13'1" x 8'0")
Window to side. Units fitted to eye and base level with laminate roll top work surfaces. Stainless steel sink unit and drainer with mixer taps.

Lounge

4.08m x 3.49m (13'4" x 11'5")
Window to front. Brick fireplace.
Airing cupboard housing hot water cylinder.

FIRST FLOOR

Landing

Stairs to ground floor. Window to rear with distant views.
Access to loft space. Doors to:-

Bedroom One

3.98m x 3.42m (13'0" x 11'2")
Window to front with views. Built in wardrobe.

Bedroom Two

3.07m x 2.41m (10'1" x 7'11")
Window to rear with distant views.

EXTERIOR

Gardens

Gravel driveway providing off street parking for numerous vehicles. Picket fence to front. Access to entrance door. Post and rail with gate to rear and side garden. Paved patio area with the remainder laid to lawn. Variety of trees. Timber shed. Oil storage tank. Views to the rear over surrounding farmland. Outside lighting. External oil fired boiler.

Property Services

Electric - Mains

Water - Mains

Drainage - Private

Heating - Oil

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

