

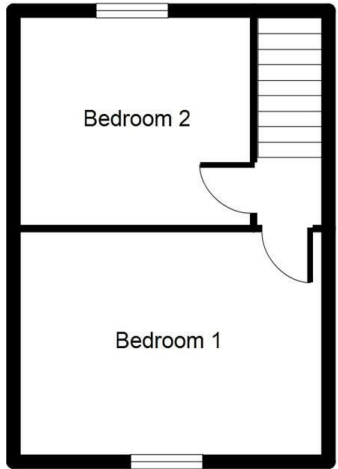
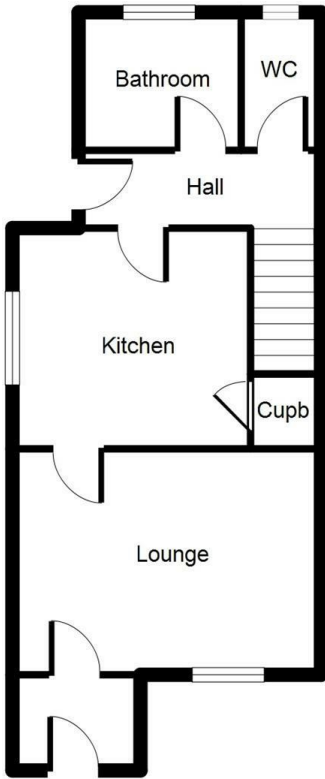
Paul Mason Associates



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		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			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 -
17.1miles

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

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Paul Mason Associates Limited Registered in England Number - 6767946
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