

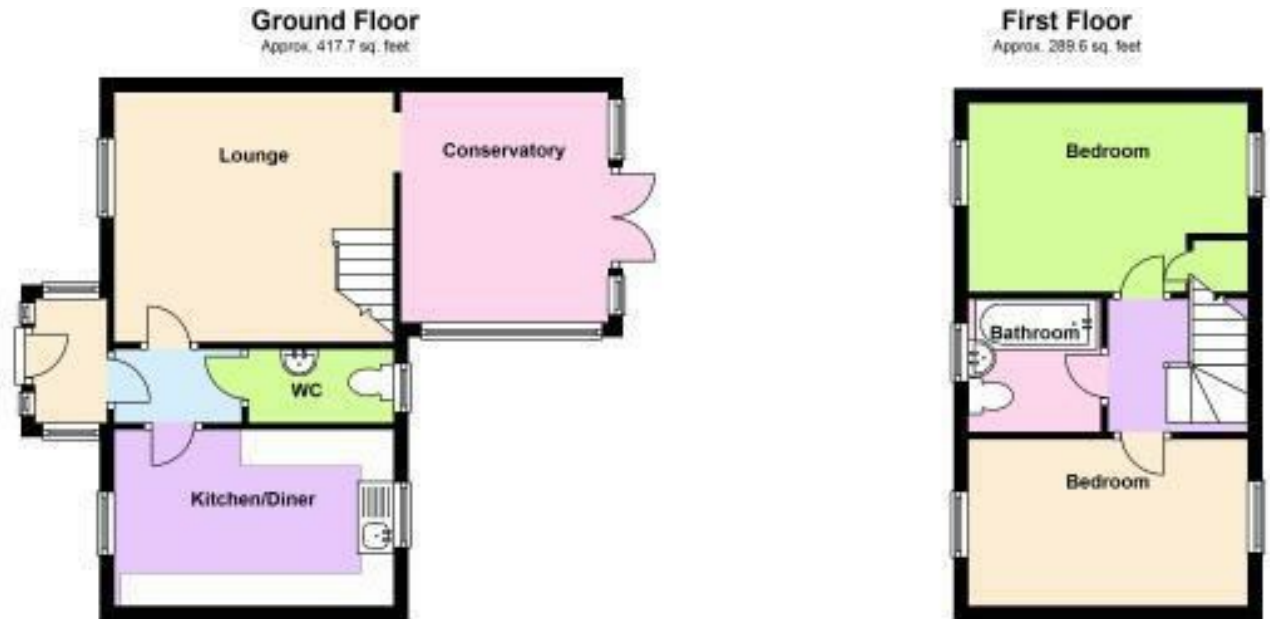
Paul Mason Associates



Yonge Close, Boreham, Essex, CM3 3GY
Guide Price £375,000 to £400,000

- Detached house
- Two bedroom
- Family bathroom
- Lounge
- Re-fitted kitchen
- Conservatory
- Outbuilding/games room
- Garage
- Well maintained gardens
- EPC - D

An attractive, double fronted link detached property which is well presented throughout, benefitting from a wonderful conservatory overlooking a secluded well maintained rear garden plus a carport and garage. The remaining accommodation comprises a re-fitted kitchen, lounge, ground floor cloakroom and family bathroom. Within the rear garden there is a useful outbuilding which could be used as a home office/games room. The property is situated within an exclusive cul-de-sac in the village of Boreham which is to the north of the city of Chelmsford and only 2.8 miles from Hatfield Peverel Station with trains into London Liverpool Street station.



Total area: approx. 707.3 sq. feet

Produced by Property Trader 01245 323355 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street
(2.8 miles)

London Stansted Airport (19.5
miles)

A12 Northbound (3 miles)

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Porch

Part glazed entrance door and
windows to three sides. Tiled
floor and door to:

Entrance Hall

Tiled floor and doors to:

Lounge

3.83m x 3.46 m (12'6" x 11'4" m)
Window to front. Stairs to first
floor and opening leading to:

Conservatory

3.32m x 2.69m (10'10" x 8'9")
Glazed French doors and
windows overlooking the rear
garden. Tiled floor.

Kitchen

3.82m x 2.98m (12'6" x 9'9")
Windows to front and rear.
Refitted units fitted to eye and
base level finished with laminate
square edge work surfaces and

matching upstands Built-in oven
and four ring gas hob with
extractor over. Integrated
fridge/freezer, washign machine
and dishwasher. Tiled floor and
inset ceiling lighting. Concealed
gas fired boiler.

Cloakroom

Obscure double glazed window
to rear. White suite comprising
low level W.C and inset wash
hand basin with vanity unit
below. Tiled floor.

FIRST FLOOR

Landing

Window to rear and stairs to the
ground floor. Access to the loft
space.

Bedroom One

3.84m x 2.51m (12'7" x 8'2")
Window to front and side. Built-
in cupboard.

Bedroom Two

3.83m x 2.47m (12'6" x 8'1")
Window to front and rear.

Bathroom

Obscure window to front. White
suite comprising panelled bath
with independent shower over,
pedestal wash band basin and
low level WC. Fully tiled walls
and floor. Heated towel rail.

EXTERIOR

Front Garden

Access to entrance door.
Carport providing parking for
one car and access to garage.

Garage

5.39m x 2.75m (17'8" x 9'0")
Electric roller door. Lighting and
power connected. Access to a
part boarded loft.

Rear Garden

Commencing with a paved patio
area with lighting. Remainder
laid to lawn. A variety of young
trees and shrubs. Gate leading
to the driveway. Access to the
outbuilding.

Outbuilding/Games Room

4.29m x 2.24m (14'0" x 7'4")
Lighting and power connected.
Window and glazed french
doors to the garden.

Services

Gas central heating, mains
water and drainage.

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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