

Paul Mason Associates



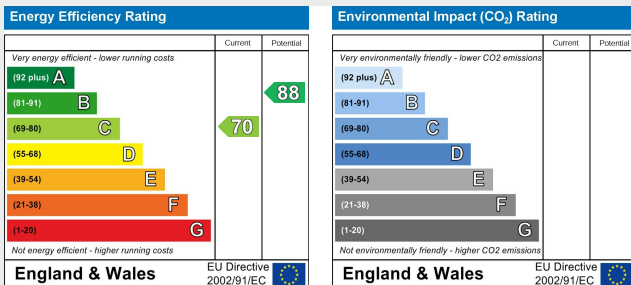
Yonge Close, Boreham, Essex, CM3 3GY

Guide price £325,000

- No onward chain - keys held for viewings
- Well presented semi detached home in popular location
- Two spacious double bedrooms
- First floor shower room plus ground floor cloakroom
- Fitted kitchen
- 15'1 x 13' lounge plus conservatory
- Good size well maintained south facing rear garden
- Parking to front for two cars
- Gas central heating and UPVC double glazing
- EPC - TBC

****GUIDE PRICE £325,000 - £350,000** NO ONWARD CHAIN.....**Ideally positioned within walking distance of many village amenities including the Primary School, shops, Post Office, doctors and highly regarded Lion Inn, along with a short walk to the local Recreational Park, is this well presented semi detached home. The property is well presented throughout with the accommodation comprising two spacious double bedrooms, first floor modern shower room plus ground floor cloakroom, 15'1 x 13' lounge plus conservatory and gloss fitted kitchen. The property also offers a good size well maintained south facing rear garden, parking to front for two cars, gas central heating and and UPVC double glazed windows. The property is also conveniently located within easy reach of the new train station opening at Beaulieu, expected in 2026, along with easy access to the A12 and Chelmsford City Centre and also just over 3 miles from Hatfield Peverel train station.

Floorplan



Distances

Boreham Primary School (0.8 miles)
Hatfield Peverel Train Station (2.7 miles)
A12 Boreham Interchange (1.0 miles)
Boreham Local Co-op (0.2 miles)
Chelmsford City Centre (5 miles)

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Entrance door. Tiled flooring. Inset spot lighting.
Built in storage cupboard with controls for alarm system.

Cloakroom

White suite comprising low level WC and vanity wash hand basin with tiled splash back.
Radiator. Tiled flooring. Inset spot lighting.

Kitchen

2.44m x 2.00m (8'0" x 6'6")
Double glazed window to front with fitted shutter blind. A range of modern high gloss units to base and eye level. Integrated appliances to remain including full height fridge/freezer and oven with gas hob above and extractor hood over. Space and plumbing for washing machine. Concealed gas fired combi boiler. Laminate work surfaces incorporating one and a half bowl sink unit with mixer taps. Inset spot lighting. Part tiled walls. Tiled flooring.

Lounge

4.61m x 3.97m (15'1" x 13'0")
Double glazed French doors to rear leading to conservatory. Under stairs recess area. Stairs

to first floor. Two radiators. Inset spot lighting. Laminate flooring.

Conservatory

3.00m x 2.79m (9'10" x 9'1")
Double glazed French doors to rear. Double glazed windows to rear and side. Radiator. Tiled flooring.

FIRST FLOOR

Bedroom One

3.96m x 2.53m (12'11" x 8'3")
Two double glazed windows to front with fitted shutter blinds. A range of fitted wardrobes to remain plus dressing table, chest of drawers and bedside cabinet. Radiator. Laminate flooring. Wall light point.

Bedroom Two

4.05m x 2.55m max (13'3" x 8'4" max)
Double glazed window to rear. A range of fitted furniture comprising wardrobes with display shelving to side and drawers below, space for bed with bedside cabinet and overhead storage units. Radiator. Laminate flooring. Airing cupboard housing hot water cylinder.

Shower Room

Obscure double glazed window to side.
Modern suite comprising low level WC and vanity wash hand basin with mixer taps and storage below. Large shower cubicle with fitted Mira shower. Chrome effect heated towel rail. Inset spot lighting. Large full height bathroom cabinet.

Landing

Stairs to ground floor. Loft access. Inset spot lighting. Laminate flooring.

EXTERIOR

Rear Garden

A good size well maintained South facing rear garden commencing with a paved patio and path leading to rear of the garden. Remainder laid to lawn with fencing to boundaries. Timber framed shed to remain. Access to side.

Parking

Block paved driveway providing off street parking for two cars.

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.



Paul Mason Associates

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

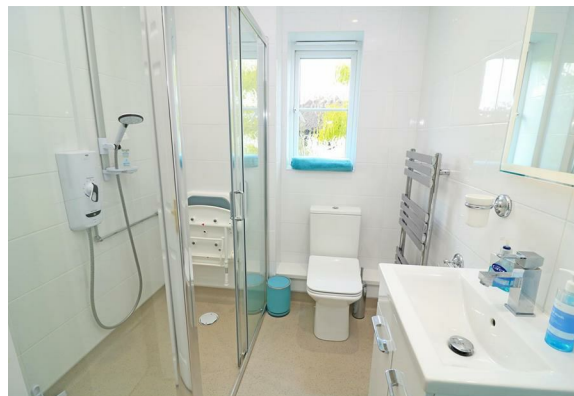
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

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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





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