



Paul Mason Associates

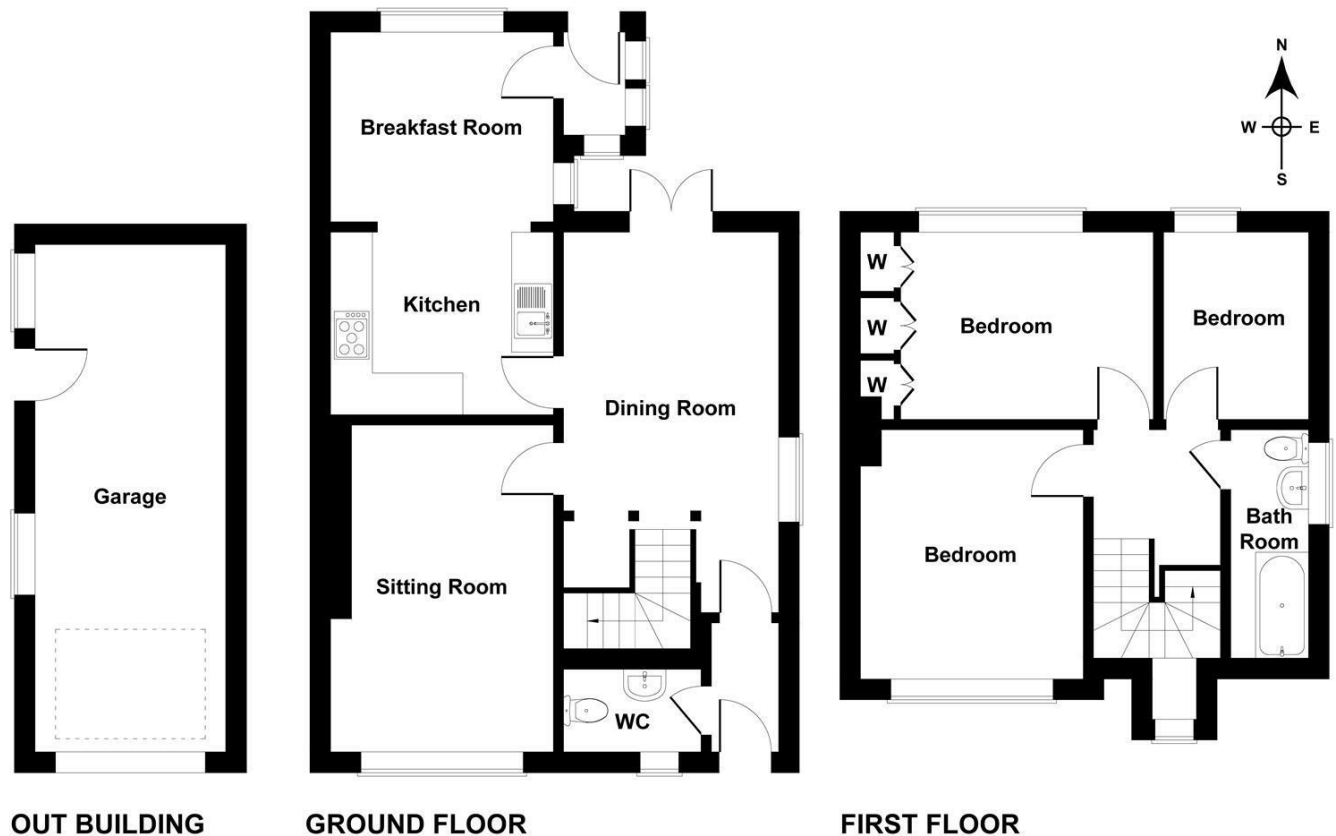
Butterfield Road, Boreham, Essex, CM3 3BS

Guide Price £400,000 - £425,000

- No onward chain - Keys held for viewings
- Highly sought after location within walking distance of local primary school and village shops and amenities
- Three bedrooms
- First floor bathroom and ground floor cloakroom
- Lounge and separate dining room
- 18'7 x 10'7 kitchen/breakfast room
- 100' max secluded and well maintained rear garden
- Garage and ample off street parking
- In need of some modernisation
- EPC - E

Guide Price £400,000 - £425,000.....Being offered for sale with NO ONWARD CHAIN is this spacious semi detached family home, boasting a well maintained secluded rear garden measuring approximately 100' max. The property is situated in a highly desirable location, within short walking distance of local shops, doctors and many other village amenities including the highly regarded local Primary School and also conveniently located within easy reach of the new train station opening at Beaulieu, expected in 2026. The property is also positioned with easy access to the A12, Chelmsford City centre and Hatfield Peverel offering a train station, with direct links to London Liverpool Street. The accommodation comprises three bedrooms, first floor bathroom plus ground floor cloakroom, Lounge plus separate dining room and a 18'7 x 10'7 kitchen/breakfast room. The property is in need of some modernisation and also offers a detached garage plus large driveway providing ample off street parking. KEYS HELD FOR VIEWINGS.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>84</b>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



Not to Scale. Produced by The Plan Portal 2024  
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## Distances

Boreham Primary School 0.3 miles

Boreham Village Shops & Post Office 0.2 miles

A12 Boreham Interchange 1.1 mile

Hatfield Peverel Train Station 3.3 miles

Chelmsford Town Centre 4.8 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Hardwood part glazed entrance door. Obscure glazed door through to dining room.

#### Cloakroom

Obscure double glazed window to front. Suite comprising low level WC and vanity wash hand basin with tiled splash back. Radiator.

#### Dining Room

5.65m x 3.18m (18'6" x 10'5" )

Glazed French doors to rear and double glazed window to side. Two radiators. Wall light points. Under stairs storage area. Stairs to first floor. Central heating thermostat.

#### Lounge

4.73m x 3.07m (15'6" x 10'0" )

Double glazed window to front. Radiator. Coved ceiling. Wall light points. Feature fireplace with fitted electric fire.

#### Kitchen/Breakfast Room

5.68m x 3.25m (18'7" x 10'7" )

Double glazed window to rear and side obscure glazed door to rear leading to rear lobby area. A range of units fitted to base and

eye level. Laminate work surfaces incorporating stainless steel sink unit with mixer taps. Space and plumbing for washing machine. Space for fridge/freezer. Built in double oven and hob. Radiator. Wall mounted Potterton gas fired boiler.

### FIRST FLOOR

#### Bedroom One

3.59m x 3.21m (11'9" x 10'6" )

Double glazed window to front. Radiator.

#### Bedroom Two

3.57m + wardrobes x 2.75m (11'8" + wardrobes x 9'0" )

Double glazed window to rear. A range of fitted wardrobes to one wall with hanging rails and shelving. Dressing table and chest of drawers to remain. Radiator.

#### Bedroom Three

2.75m x 2.21m (9'0" x 7'3" )

Double glazed window to rear. Fitted furniture to remain including wardrobes, bedside cabinet and overhead storage units. Radiator.

#### Bathroom

Obscure double glazed window to side. Suite comprising panelled bath, low level WC and pedestal wash hand basin. Part tiled walls. Radiator.

#### Landing

Velux window to front. Access to loft area. Stairs to ground floor.

### EXTERIOR

## Garage

Up and over door to front. Power and light connected. Door to side leading to garden.

## Rear Garden

A good size secluded and well maintained garden with lawned gardens and an array of mature flowers, trees and shrubs. Gate to side giving access to front/parking area. Fencing to boundaries.

## Front Garden

Driveway leading to garage providing ample off street parking. Lawned gardens to front with various mature flowers, trees and shrubs.

## 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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