

Paul & Partners Associates



Boreham Road, Little Waltham, CM3 3NF
Offers in excess of £325,000

- Rural location
- Two bedrooms
- Family bathroom and separate W.C.
- Lounge
- Kitchen
- Good sized garden
- Parking for several cars
- Easy access to the A12 and A120/A130
- EPC - E

A two bedroom cottage that backs onto farmland with views and easy access to the A12 and A120/A130. The property benefits from a good sized garden which is mainly lawned with a gravel driveway providing off street parking. The accommodation is approached via an entrance porch to the front which leads into the lounge and then to a kitchen with large built in pantry. There is a rear lobby with doors to the bathroom and separate w.c. with stairs leading up to the first floor. The first floor consists of two double bedrooms both with views of the farmland. The property is conveniently located for the villages of Terling, Great Leighs and Boreham, as well as London/Stansted Airport/M11 via the A120. 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			73
(55-68) D			
(39-54) E		43	
(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

Entrance Porch

Glazed entrance door and door to:

Lounge

3.96m x 3.42m (12'11" x 11'2")
Window to front. Tiled fireplace.
Airing cupboard housing hot water cylinder.

Kitchen

3.11m x 2.44m (10'2" x 8'0")
Window to side. Units fitted to eye and base level with laminate roll top work surfaces and tiled surround. Stainless steel sink unit and drainer with mixer taps. Space for cooker, fridge/freezer and dishwasher. Large built-in larder cupboard.

Rear Lobby

Glazed door to side. Stairs to first floor.

Bathroom

Obscure window to rear.
Panelled bath with tiled surround, mixer taps and shower attachments, pedestal wash hand basin with tiled splash back.

Separate W.C.

Obscure window to rear. Low level WC.

FIRST FLOOR

Landing

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

Bedroom One

3.96m x 3.40m (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. Remainder mainly laid to lawn with flower and shrub borders. Picket fence to front and access to entrance door. Post and rail with gate to rear

and side garden. Patio area. Variety of trees. Timber shed. Gate to concealed area at rear housing oil storage tank. Views to the rear over surrounding farmland. Outside lighting and tap.

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.



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