

Paul Mason Associates



Butterfield Road, Boreham, Essex, CM3 3BS

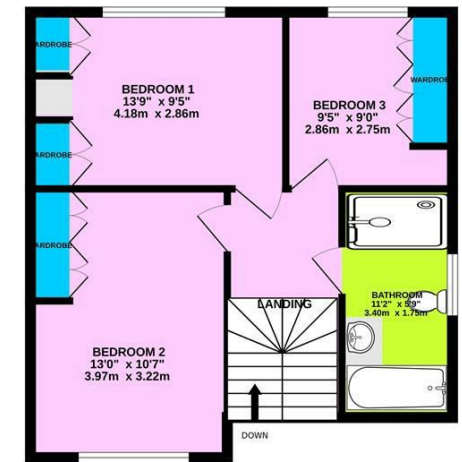
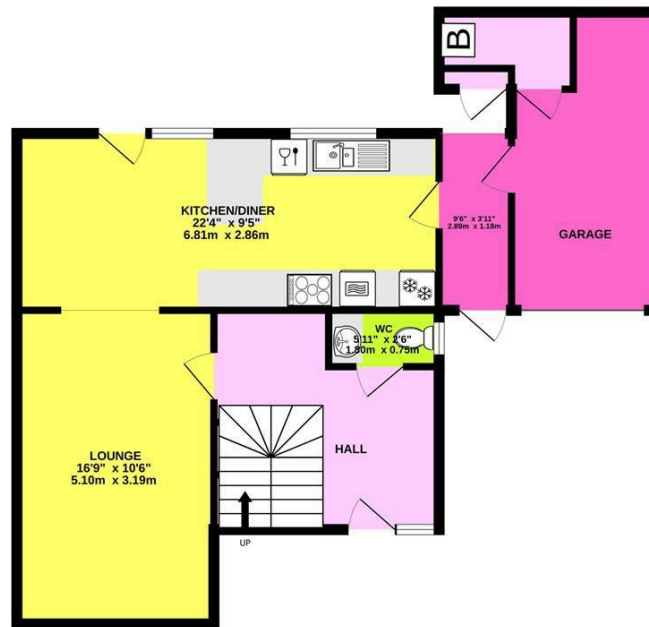
Guide price £497,000

- No onward chain
- Three bedroom detached family home
- Family bathroom
- Lounge
- Kitchen/dining room
- Cloakroom
- Single garge
- Utility area
- Close to local shops and school
- EPC - D

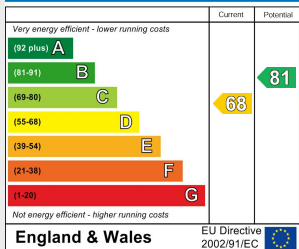
A spacious detached three bedroom house situated close to the local amenities with potential to extend with planning permission that has been previously approved for a two story 'L' shape extension 20/01861/FUL. The ground floor living space is approached via a large entrance hall with access to the cloakroom and lounge which opens into a large kitchen/breakfast room across the rear of the property overlooking the gardens. The first floor accommodation is accessible via a landing leading to the three bedrooms and family bathroom. The rear garden commences with a paved patio area overlooking the lawn area and access to the outbuilding which could be used as a games room or home office and three storage sheds. There is a block paved driveway providing ample off street parking with access to the single garage. The property is located with walking distance of the school and shops and only a short drive to the A12. The property is also offered for sale with the benefit of NO ONWARD CHAIN.

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.

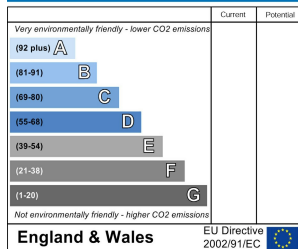
1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Distances

Boreham Primary School 0.1 miles

A12 Boreham Interchange 1 mile

Hatfield Peverel Train Station 3.3 miles

Chelmsford Town Centre 4.8 miles

Boreham Village Shops & Post Office 0.1 miles

(All distances are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Half glazed entrance door, stairs to first floor. Inset ceiling lights and understairs storage cupboard.

Lounge

5.11m x 3.19m (16'9" x 10'5")
Window to front and inset ceiling lights.

Kitchen/Dining Room

6.95m x 2.86m (22'9" x 9'4")
Two windows and glazed door to rear garden. Glazed door to side lobby. Units fitted to eye and base level finished with square edge work surfaces incorporating peninsular breakfast bar. One and a half bowl sink unit with mixer taps. Built-in Miele appliances include oven with additional microwave/steam oven below. Five ring gas hob with extractor over. Integrated dishwasher, fridge and freezer. Tiled floor and inset ceiling lights.

Cloakroom

Obscure window to side. White suite comprising wash hand basin with tiled wall behind and low-level WC with concealed cistern. Three half tiled walls. Heated towel rail.

FIRST FLOOR

Landing

Stairs to ground floor with window to front. Access to loft space which is fully boarded with a pull down ladder and lighting.

Bedroom One

4.13m x 2.86m (13'6" x 9'4")
Window to rear.

Bedroom Two

3.84m x 3.20m (12'7" x 10'5")
Window to front.

Bedroom Three

2.88m x 2.69m (9'5" x 8'9")
Window to rear.

Family Bathroom

White suite comprising bath with central taps, inset wash hand basin with vanity unit below, low-level WC with concealed cistern and large walk-in shower cubicle with tiled walls. Obscure window side, inset ceiling lights and heated towel rail. Tiled flooring with underfloor heating.

EXTERIOR

Front Garden

Block paved driveway providing off-street parking. Access to garage and entrance door. Gate leading to rear garden. Outside lighting.

Single Garage

6.09m x 2.53m (19'11" x 8'3")

Up and over door. Window to rear and door to side. Light and power connected. Storage over. Utility area to rear with laminate roll top work surfaces incorporating stainless steel sink unit.

Rear Garden

Commencing with a paved patio area with access to the front via a side gate and further access to the side lobby which is tiled with door to front. Lawn area. Purpose build outbuilding/games room/home office with separately accessed storage shed attached. Two

further storage sheds. Outside lighting and tap.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

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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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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