

Paul Mason Associates

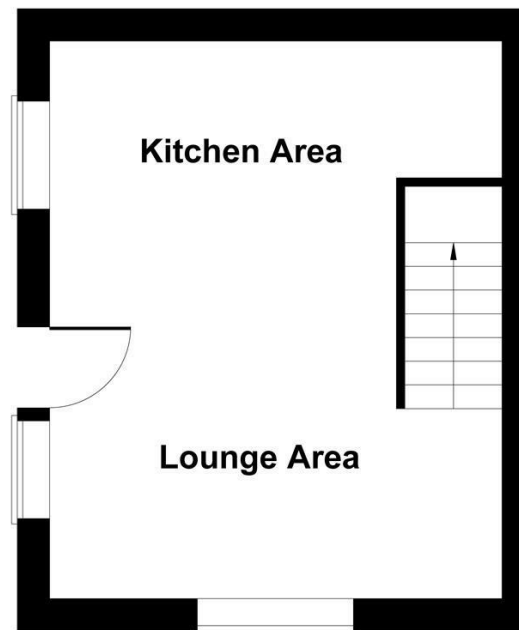
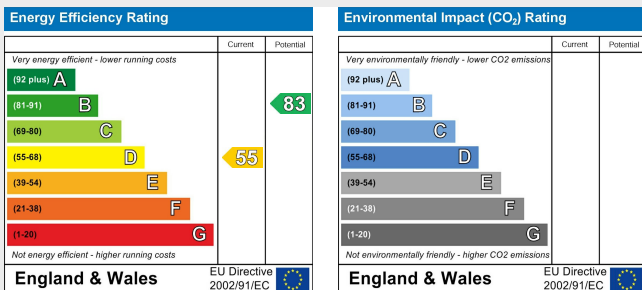


Hurrell Down, Boreham, Essex, CM3 3JP  
Guide Price £200,000 - £210,000

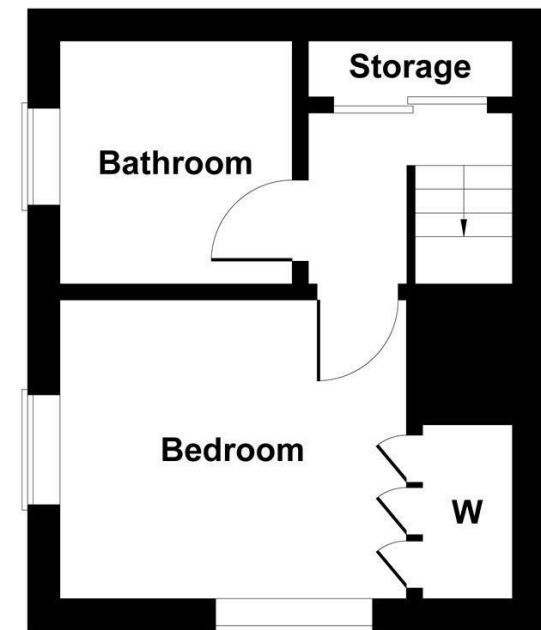


- No onward chain - Keys held for viewings
- Popular location within the highly sought after village of Boreham
- One double bedroom
- White bathroom suite
- 16'2 x 13' open plan lounge/kitchen
- A range of kitchen appliances to remain
- Allocated parking for homeowner and visitors
- Communal gardens
- Ideal first time or investment purchase
- EPC - D

NO ONWARD CHAIN.....A popular one bedroom house situated in the desirable village of Boreham, being an ideal purchase for either first time or investment buyers. The property is ideally positioned within walking distance of many village amenities, including the local Co-op and popular Six Bells and Lion Inn, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. The property is also conveniently located within easy reach of the new train station opening at Beaulieu, expected in 2026. The accommodation includes one spacious double bedroom, first floor white bathroom suite and spacious open plan kitchen/lounge. The property also has the advantage of having allocated parking for both homeowner and visitors, along with communal gardens and UPVC double glazing. EARLY VIEWING ADVISED.



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## Distances

Boreham Co-op - 0.2 miles

A12 Boreham Interchange - 1.0 mile

Boreham Primary School - 0.8 miles

The Lion Inn - 0.4 miles

Hatfield Peverel train station - 2.9 miles

Chelmsford City Centre - 4.5 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Open Plan Lounge/Kitchen

4.95m x 3.98m (16'2" x 13'0" )

Lounge Area - Double glazed window to front and side. Entrance door to side. Stairs to first floor with under stairs recess area. Wall mounted electric heater. Open plan through to kitchen.

Kitchen Area - Double glazed window to side. Fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer

taps. Appliances to remain including fridge, freezer, washing machine and oven with hob above and extractor hood over. Part tiled walls.

### FIRST FLOOR

#### Bedroom

3.27m x 3.18m (10'8" x 10'5" )

Double glazed window to front and side. Built in wardrobes. Wall mounted electric heater.

#### Bathroom

Obscure double glazed window to front. White suite comprising panelled bath with mixer taps and shower above. Pedestal wash hand basin with mixer taps and low level WC. Chrome effect heated towel rail. Part tiled walls.

#### Landing

Stairs to ground floor. Airing cupboard housing hot water cylinder.

### EXTERIOR

#### Parking & Gardens

Allocated parking space for

homeowner plus additional visitor spaces. Communal gardens.

### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

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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