

Paul Mason Associates



Church Green, Church Road, Boreham, Essex, CM3 3EH  
Guide Price £400,000



- Splendid location overlooking St Andrews Church
- Walking distance of many village amenities including shops, Primary School and doctors
- Two double bedrooms
- Re-fitted shower room
- 15'10 x 13'10 lounge
- Re-fitted kitchen with integrated appliances
- Garage located to the rear
- Secluded and well maintained South facing rear garden
- No onward chain
- EPC - D

Situated in an idyllic position, with wonderful views to the front over St Andrews Church, is this splendid cottage which has been much improved by the current seller, being presented to a high standard throughout. The property is ideally located within walking distance of many village amenities, shops and doctors, along with the popular Lion Inn, and also within a short drive of the A12 Boreham Interchange, Hatfield Peverel train station and Chelmsford City centre. The accommodation comprises two spacious double bedrooms, a modern re-fitted shower room, 15' x 13'10 lounge and re-fitted modern kitchen/breakfast room with integrated appliances. The property also boasts a single garage to the rear with access from the secluded and well maintained south facing rear garden, gas central heating and double glazed windows. An internal viewing is highly recommended to appreciate this splendid property, situated in a highly desirable location, which is also being offered with the benefit of NO ONWARD CHAIN.

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>88</b>		
	<b>65</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>	

Paul Mason Associates



## Distances

Boreham Primary School -  
0.2 miles

Boreham Co-Op & Post  
Office - 0.1 miles

Boreham A12 Interchange -  
1 mile

Hatfield Peverel Train Station  
- 3 miles

Chelmsford City Centre - 5  
miles

(All distances are  
approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Composite entrance door.  
Laminate flooring. Central  
heating thermostat. Coved  
ceiling. Radiator. Stairs to  
first floor.

#### Kitchen

4.17m x 2.78m (13'8" x 9'1" )  
Double glazed window to  
front with fitted shutters. A  
range of re-fitted modern  
units to eye and base level.  
Laminate roll top work

surfaces incorporating butler  
sink unit with mixer taps.  
Fitted breakfast bar.  
Integrated dishwasher,  
washing machine and fridge.  
Space for range style cooker  
with extractor hood over.  
Inset spotlights. Part tiled  
walls. Laminate flooring. Built  
in storage cupboard and  
further understairs storage  
cupboard.

#### Lounge

4.58m x 4.24m (15'0" x 13'10" )  
Double glazed sliding patio  
doors to rear. Coved ceiling.  
Radiator. TV point.

### FIRST FLOOR

#### Bedroom One

4.58m x 4.23m (15'0" x 13'10" )  
Double glazed window to  
rear. Radiator. Coved ceiling.  
Built in double wardrobe.

#### Bedroom Two

3.11m x 2.64m (10'2" x 8'7" )  
Double glazed window to  
front with pleasant views  
over St Andrews Church.  
Built in double wardrobe.  
Radiator.

## Shower Room

Obscure double glazed  
window to front. Re-fitted  
white suite comprising low  
level WC and vanity wash  
hand basin with mixer taps.  
Shower cubicle with tiled  
surround and fitted glass  
shower screen. Tiled walls.  
Extractor fan. Chrome effect  
heated towel rail.

## Landing

Stairs to ground floor. Airing  
cupboard housing hot water  
cylinder. Access to boarded  
loft via pull down ladder.

## EXTERIOR

### Garage

Door to garden. Power and  
light connected.

### Rear Garden

A secluded and well  
maintained South facing rear  
garden with an array of  
raised display flower beds.  
Private decked sitting area.  
Fencing to boundaries.  
Outside lighting. Door to  
garage.

## Services

Gas central heating. Mains  
water supply and drainage.

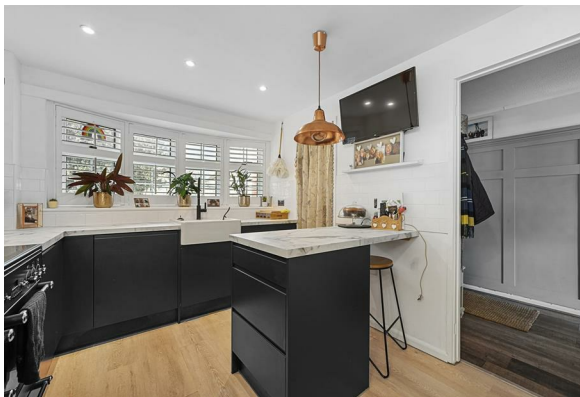
## Viewings

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

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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







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

Sales | Lettings | Development | Investment

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

