

Paul Mason Associates



Plantation Road, Boreham, Essex, CM3 3EA

Guide price £475,000

- Sought after location
- Deceptively spacious three bedroom detached house
- Ensuite, family bathroom and ground floor cloakroom
- 18'5 x 12'5 lounge plus 18'9 x 10' dining room plus garden room
- Gloss fitted kitchen with granite work tops plus separate utility room
- Good size secluded rear garden
- Double garage plus large block paved driveway
- Gas central heating
- Internal viewing highly recommended
- EPC - D

Situated in a highly sought after location close to many village amenities is this deceptively spacious three bedroom detached house. The property is ideally positioned within walking distance of the local Primary School, St Andrews Church, local doctors, Co-op, post office, bus service and Lion Inn and also with easy access to Hatfield Peverel train station, the A12 Boreham Interchange and Chelmsford City Centre. The accommodation comprises three good size bedrooms, ensuite shower room to master bedroom plus family bathroom and ground floor cloakroom, 18'5 x 12'5 lounge, 18'9 x 10' dining room plus 19'5 garden room, high gloss fitted kitchen with granite work tops and separate utility room. The property also boasts a large double garage with electric roller door to front, good size low maintenance West facing rear garden, large block paved driveway providing ample off street parking, UPVC double glazing and gas central heating. An internal viewing is highly recommended.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (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

Boreham Primary School - 0.2 miles
Doctors - 0.1 miles
Post Office and Village Shops - 0.4 miles
Lion Inn - 0.6 miles
Hatfield Peveler Railway Station - 2.8 miles
A12 Boreham Interchange - 1.3 miles
Chelmsford City Centre - 5.4 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Part glazed entrance door and sides screen. Tiled flooring. Door to garage.

Cloakroom

White suite comprising low level WC and vanity wash hand basin with mixer taps. Chrome effect heated towel rail. Wall mounted gas fired boiler. Roof light.

Dining Room

5.74m x 3.05m (18'9" x 10'0")
Full height window to front. Stairs to 1st floor. Wood flooring.

Utility Room

2.44m x 1.66m (8'0" x 5'5")
Glazed door and window to side. A range of cream gloss units to

base and eye level. Granite work surfaces with upstands. Space and plumbing for washing machine and further appliance. Tiled flooring.

Kitchen

3.53m x 2.46m (11'6" x 8'0")
Windows to front and side. A range of cream gloss units to base and eye level. Granite work surfaces with upstands incorporating sink unit with mixer taps. Integrated dishwasher and full height fridge/freezer. Range style cooker to remain. Tiled flooring.

Lounge

5.63m x 3.79m (18'5" x 12'5")
Window and sliding patio doors to garden room. Wood flooring. Wood burning stove.

Garden Room

5.92m x 1.98m (19'5" x 6'5")
Glazed windows and French doors to garden.

FIRST FLOOR

Bedroom One

5.60m > 3.81m x 2.59m + wardrobes (18'4" > 12'5" x 8'5" + wardrobes)
Two full height windows to front. Built in wardrobes. Door to:-

Ensuite

White suite comprising low-level WC and vanity wash and basin with mixer taps and storage below

with tiled splashback. Shower cubicle with tiled around and fitter glass shower screen. Heated towel rail.

Bedroom Two

3.36m x 3.05m (11'0" x 10'0")
Window to rear.

Bedroom Three

3.28m + wardrobes x 2.49m (10'9" + wardrobes x 8'2")
Window to rear. Built in wardrobes.

Family Bathroom

Two obscure windows to side. White three piece suite comprising P shaped panelled bath with mixer taps and shower above. Low level WC and inset wash hand basin with mixer taps and vanity unit below. Tiled walls and floor. Inset lighting.

Landing

Window to side. Stairs to ground floor. Loft access.

EXTERIOR

Double Garage

5.10m x 5.07m (16'8" x 16'7")
Electric roller door to front. Window to side. Power and light connected.

Front Garden

Extensive block paved driveway providing ample off street parking. Path leading to entrance door. Outside lighting.

Rear Garden

A good size secluded low maintenance rear garden commencing with a large paved patio area. Artificial grass with fencing to boundaries. Too large timber framed shed to remain. Outside lighting. Access to side. Various 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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