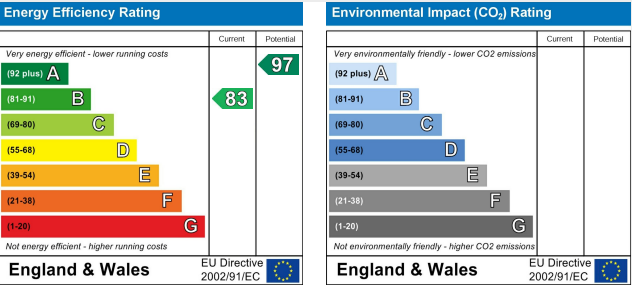


Paul Mason Associates

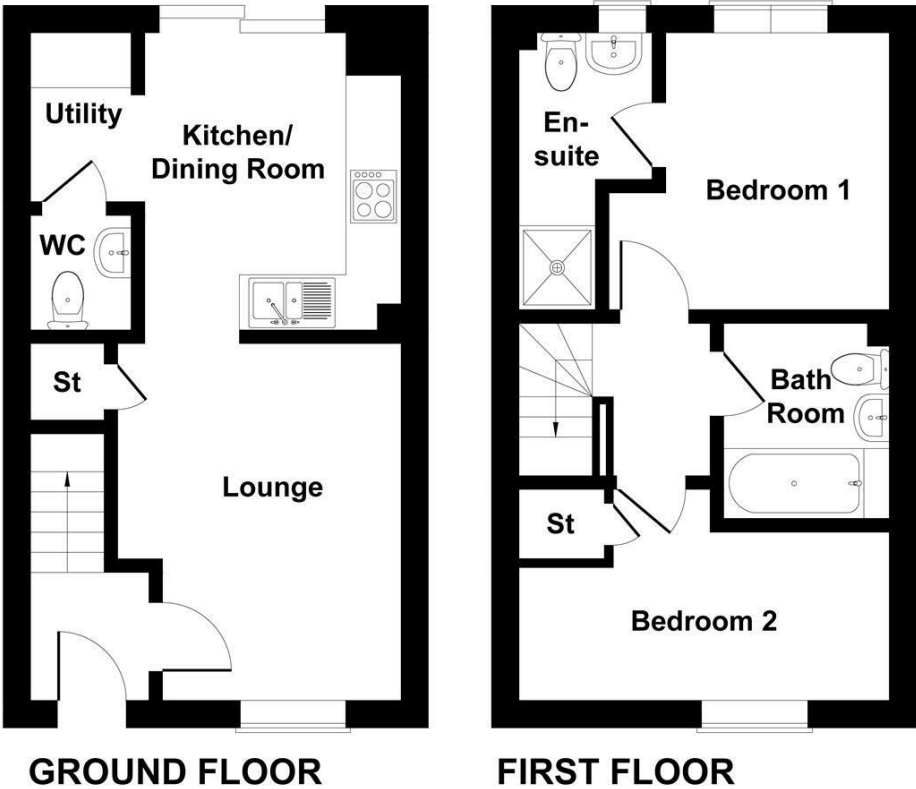


Orchard Way, Boreham, Essex, CM3 3GR
Guide price £365,000

- Built in 2019 by Messrs Bloor Homes
- Highly sought after location close to open countryside
- Two double bedrooms
- Ensuite shower room, family bathroom and ground floor cloakroom
- Modern kitchen/dining room with appliances plus small utility area
- Lounge
- Carport and driveway providing off street parking
- Well maintained rear garden
- Gas central heating aand UPVC double glazing
- EPC - B



GUIDE PRICE £365,000 - £375,000 Ideally positioned close to open countryside, is this extremely well presented two double bedroom semi detached home built in 2019. The property is conveniently 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 good size bedrooms with a modern en-suite to bedroom one, first floor bathroom plus ground floor cloakroom, modern fitted kitchen/dining room with integrated appliances and utility area plus 13'6 x 10'4 lounge. The property also offers a car port and driveway with parking for two/three cars, a well maintained rear garden, gas central heating via combi boiler and UPVC double glazing. EARLY VIEWING STRONGLY ADVISED.



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

Location...

The property is located in the desirable village of Boreham, ideally positioned between Chelmsford City and Hatfield Peverel village.

Boreham Village offers a range of amenities and facilities including a popular village Hall, two recreation grounds, a parade of shops, hairdressers and barbers, post office, Primary School, doctor's surgery, together with several other shops including a fine butchers shop, a gun shop, pubs and the highly regarded Lion Inn. Boreham also benefits from numerous community groups and activities for all ages.

The village has two designated conservation areas, which include buildings of historic importance, including a 16th-century timber-framed Clockhouse, St Andrews Church, originally a small Saxon building, and several residential buildings. There is also Boreham House, a Grade I Listed mansion set in 35 acres, built from 1728 to 1733 for Benjamin Hoare and from 1931 to 1997 the House was owned by the Ford Company and used as a College.

The highly anticipated new train station at Beaulieu Park, Chelmsford is currently under construction, located an approx. 15min walk from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

1.5 x 1.5 (4'11" x 4'11")

Lounge

4.13m x 3.17m (13'6" x 10'4")

Kitchen/Dining Room

3.17m x 3.30m (10'4" x 10'9")

Utility Area

1.71m x 1.01m (5'7" x 3'3")

Cloakroom

1.1 x 1.1 (3'7" x 3'7")

FIRST FLOOR

Bedroom One

3.05m x 2.80m (10'0" x 9'2")

Ensuite Shower Room

2.7 x 1.4 (8'10" x 4'7")

Bedroom Two

4.25m x 2.61m max (13'11" x 8'6" max)

Family Bathroom

2.2 x 2 (7'2" x 6'6")

Landing

2.3 x 1.9 (7'6" x 6'2")

EXTERIOR

Car Port, Driveway and Parking

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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