

Paul Mason Associates

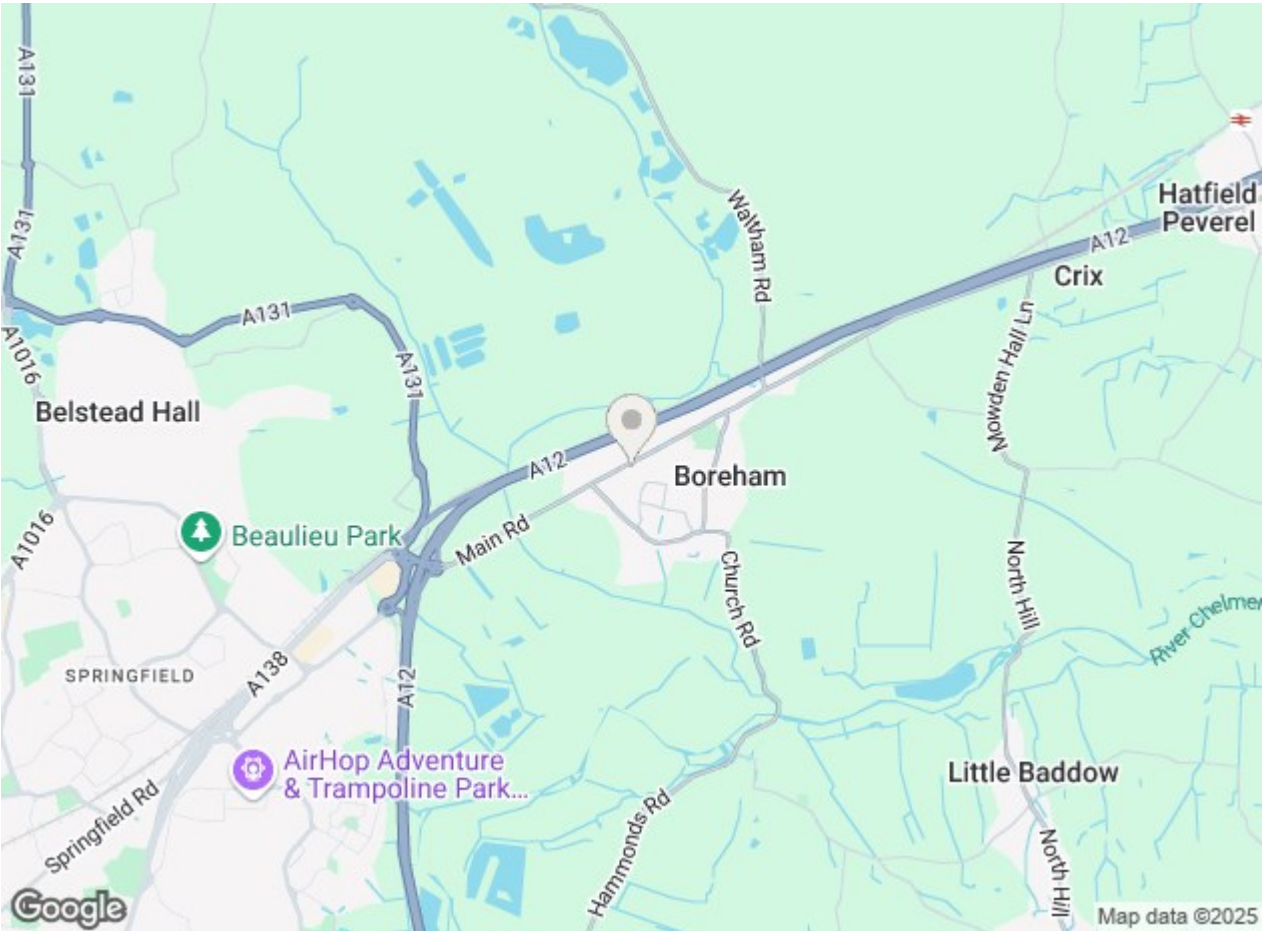
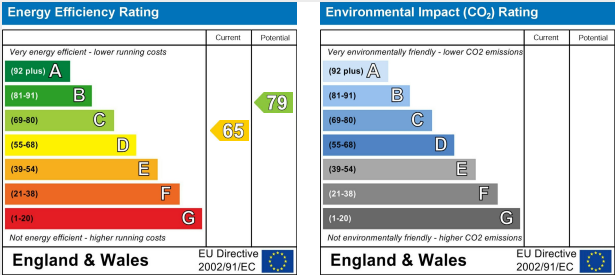


Armonde Close, Boreham, Essex, CM3 3GA  
Guide price £490,000



- No onward chain
- Highly sought after cul-de-sac location
- Four bedrooms
- Ensuite wet room, family bathroom and ground floor cloakroom
- 20' x 12'10 lounge plus separate dining room
- 15'3 x 10' kitchen/breakfast room plus 27' conservatory
- Detached double garage
- Ample off street parking to front
- Secluded rear garden
- EPCP - TBC

Offered for sale with no onward chain, is this spacious four bedroom detached family home situated in this highly sought after cul-de-sac within the desirable village of Boreham. 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 property is also conveniently located within easy reach of the new train station opening at Beaulieu, expected in 2025. The spacious accommodation comprises four good size bedrooms, ensuite wet room to master bedroom plus family bathroom and ground floor cloakroom, 20' x 12'10 lounge plus separate dining room, 15'3 x 10' kitchen/breakfast room plus 27' x 10' max conservatory. The property also benefits from a detached double garage, ample off street parking to front and a secluded rear garden. Early viewing strongly advised.



### 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

##### Cloakroom

##### Lounge

6.10m x 3.92m (20'0" x 12'10" )

##### Dining Room

3.06m x 2.88m (10'0" x 9'5" )

##### Kitchen

4.65m x 3.05m (15'3" x 10'0" )

##### Conservatory

8.23m x 3.06m max (27'0" x 10'0" max)

#### FIRST FLOOR

##### Bedroom One

4.02m x 3.05m (13'2" x 10'0" )

##### Ensuite Wet Room

##### Bedroom Two

3.66m x 2.86m (12'0" x 9'4" )

##### Bedroom Three

3.10m x 2.55m (10'2" x 8'4" )

##### Bedroom Four

2.46m x 2.23m (8'0" x 7'3" )

##### Family Bathroom

### Landing

### EXTERIOR

#### Detached Double Garage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

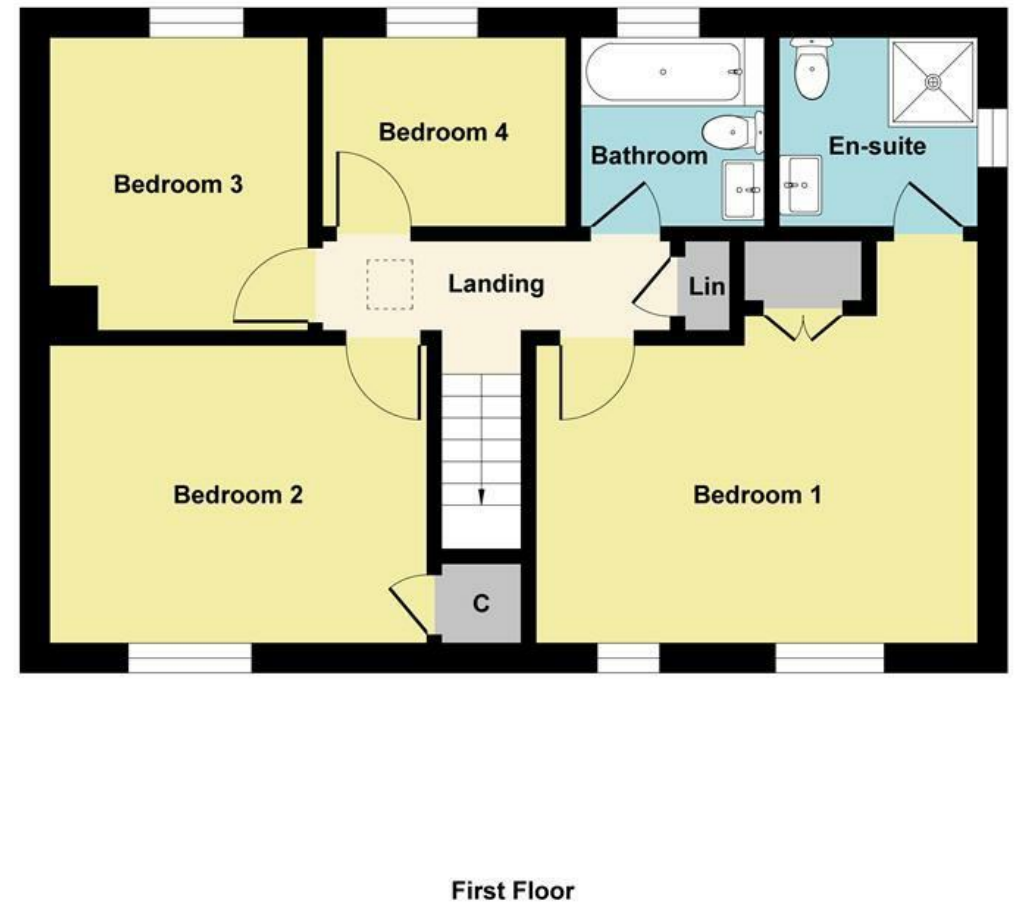
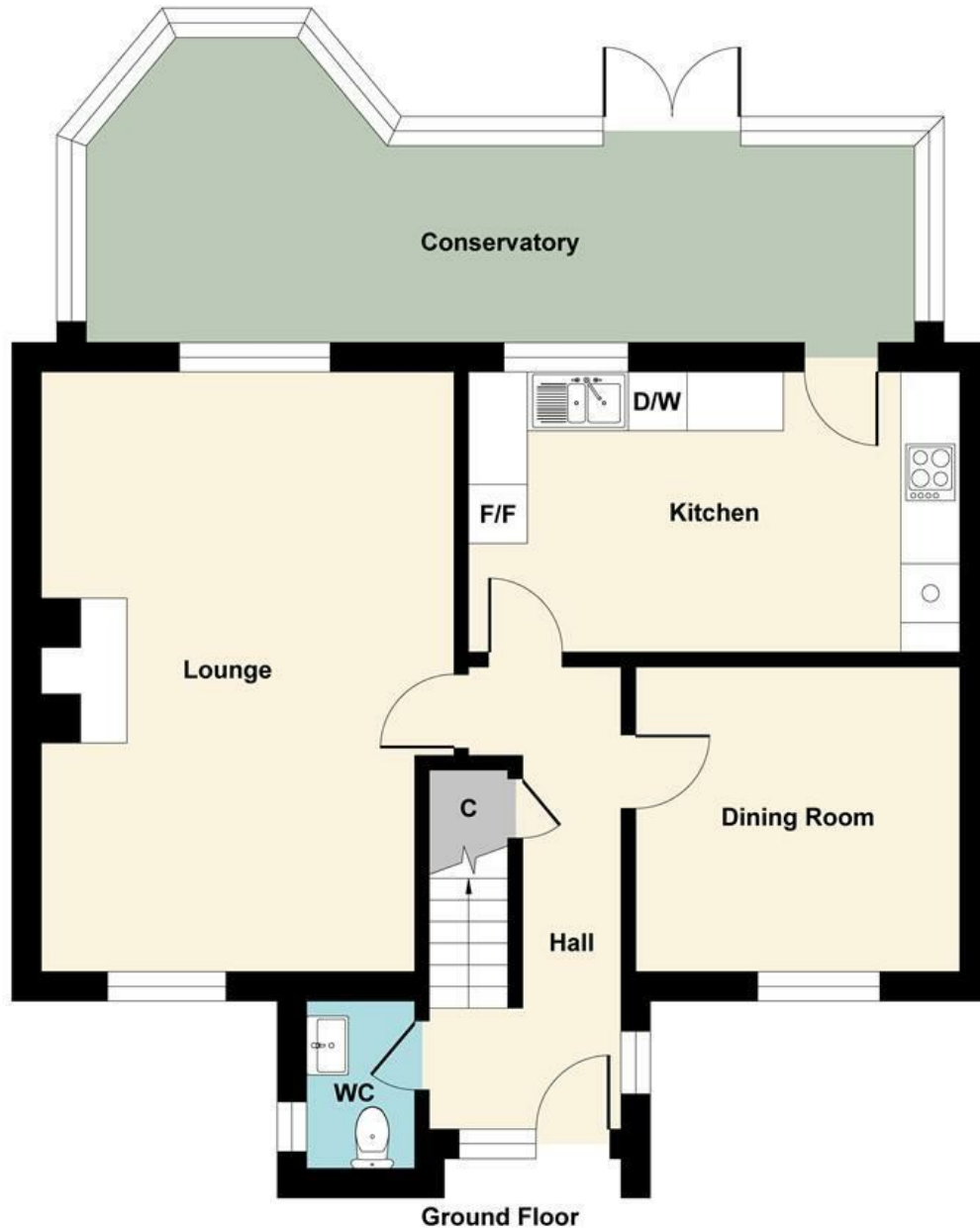
Local Authority - Chelmsford

### 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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