

Paul Mason Associates



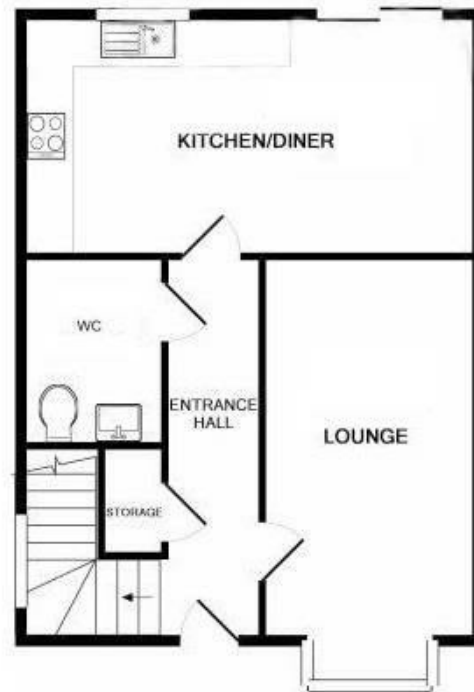
Orchard Way, Boreham, CM3 3GQ

Guide price £475,000

- Three bedrooms
- Ensuite to bedroom one
- Family bathroom
- Lounge
- Kitchen/dining room with integrated appliances
- Ground floor cloakroom
- Large west facing rear garden
- Converted garage into home office/play room plus storage room to the front
- NO ONWARD CHAIN
- EPC - B

\*\*\* Guide Price £475,000 to £500,000 \*\*\*

A modern three bedroom residence which was built in 2020 by messr Bloor Homes within a small development close to open farmland. The property is finished to a high standard and has many upgrades from the original build, as well converted garage which has been made into a home office/games room. The accommodation comprises three good sized bedrooms with the principal bedroom benefiting from an ensuite shower room. There is the addition of a well presented family bathroom to the first floor. The ground floor living spaces is accessible via a large entrance hall and comprises lounge, plus a kitchen dining room overlooking the rear garden, offering built-in upgraded appliances and modern units complimented with granite work surfaces. The west facing rear garden commences with a large paved terrace which opens to the lawned gardens. There is a gate to the side and footpath that leads to the converted garage which could be used as a home office/games room. A long driveway to the side provides parking for several cars and provides access to the front of the former garage and can be used for storage.



GROUND FLOOR  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.9 SQ.M.)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	96	(92 plus) A	
(81-91) B	85	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## Distances

Boreham Primary School (0.2 miles)  
A12 Boreham Interchange (1.3 miles)  
Hatfield Peverel Train Station (2.8 miles)  
Witham Town Centre (5 miles)  
Chelmsford City Centre (5 miles)

All distances are approximate

## Location

The property is situated within a small development on the edge of Boreham village, close to open farmland and small park. There are wonderful walks over the nearby fields, village recreational ground and river walks along the River Chelmer Boreham offers a host of amenities including a local church, school, doctors and shops, as well as popular eateries and public houses. Hatfield Peverel station is approx. 2.8 miles from the property and a new station being constructed at Beaulieu which is close by, with trains into London Liverpool Street. The city of Chelmsford is a short a drive away and offers a host of schools, including Grammer schools, shopping centre with a range of shops including John Lewis and leisure facilities. The A12 is approx. 1.3 miles away and

provides good road communication to London and the East Anglia.

## Acommodation

### GROUND FLOOR

#### Entrance Hall

#### Lounge

5.30m plus bay x 3.20m (17'4" plus bay x 10'5")

#### Kitchen and Dining Area

5.93m x 2.90m (19'5" x 9'6")

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Bedroom One

3.13m x 2.98m (10'3" x 9'9")

#### Ensuite

#### Bedroom Two

3.37m x 1.94m (11'0" x 6'4")

#### Bedroom Three

3.19m x 2.53m (10'5" x 8'3")

#### Family Bathroom

### EXTERIOR

#### Games Room/Home Office

#### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains

Heating - Combi boiler  
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.



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





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

