

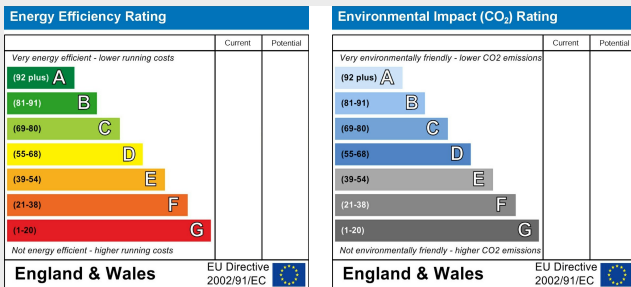
Paul Mason Associates



Church Road, Boreham, Essex, CM3 3BW
Offers in excess of £350,000

- Private location, within walking distance of the Primary School and Village amenities
- Three bedrooms
- First floor bathroom and ground floor cloakroom
- Lounge and separate dining room/playroom
- Fitted kitchen
- Low maintenance garden with rear access leading to garage in a block
- Front garden with potential to make into a driveway
- UPVC double glazing and gas central heating
- Internal viewing advised
- EPC - TBC

Situated in a rarely available position within this private turning, is this spacious three bedroom family home. The property offers spacious accommodation throughout including three good size bedrooms, first floor bathroom plus ground floor cloakroom, spacious lounge with separate dining room/playroom and fitted kitchen. The property also boasts a low maintenance West facing rear garden with access to the rear leading to a garage in a block, gas fired central heating and UPVC double glazed windows. There is also a front garden which could be converted to a driveway to provide off street parking, as well as parking to the rear. The property is ideally positioned within walking distance of the local Primary School along with many village amenities, including shops and Post Office, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. Internal viewing highly recommended.



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.

Distances

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen

4.71m x 1.95m (15'5" x 6'4")

Lounge

5.20m x 3.34m (17'0" x 10'11")

Dining Room/Playroom

3.37m x 2.14m (11'0" x 7'0")

FIRST FLOOR

Bedroom One

3.71m x 3.36m (12'2" x 11'0")

Bedroom Two

3.75m x 1.97m (12'3" x 6'5")

Bedroom Three

3.35m x 2.10m (10'11" x 6'10")

Family Bathroom

Landing

EXTERIOR

Rear Garden

Front Garden/Potential Driveway

Garage In Block

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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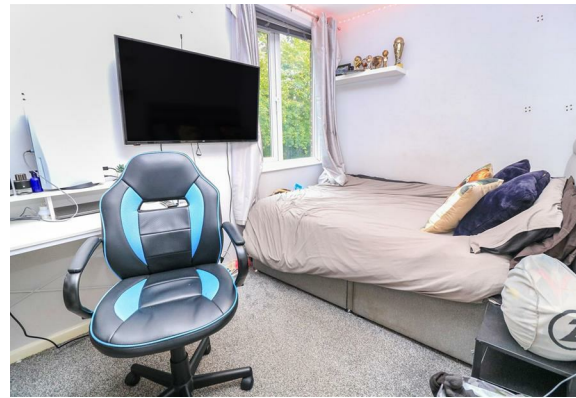
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