

Paul Mason Associates



Church Road, Boreham, Essex, CM3 3BW

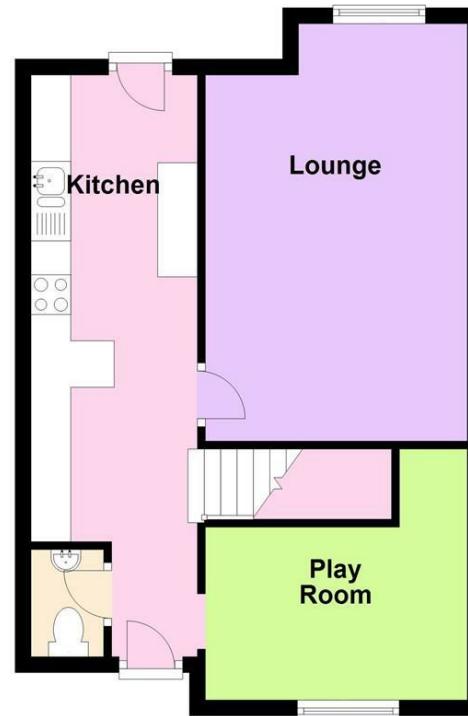
Guide Price £335,000 - £350,000



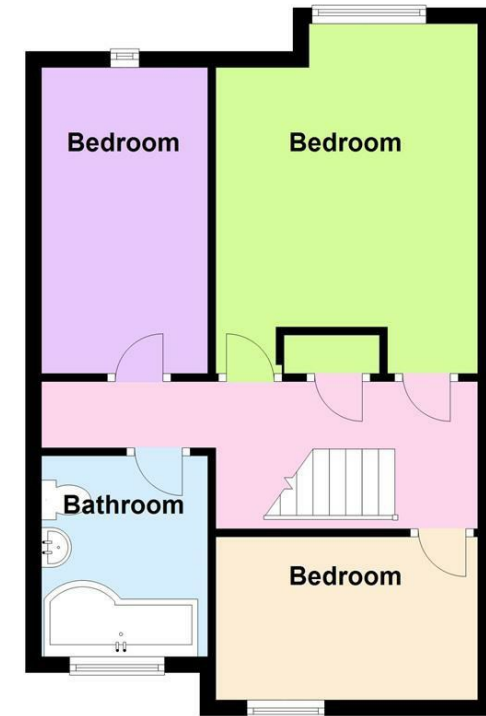
- Private location, within walking distance of the Primary School and Village amenities
- Three bedrooms
- First floor bathroom and ground floor cloakroom
- Lounge and separate dining room/playroom
- Fitted kitchen
- Low maintenance garden with rear access leading to garage in a block
- Front garden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

\*\*\*Guide Price £335,000 - £350,000\*\*\* .....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.

Ground Floor



First Floor



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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>68</b>		<b>82</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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Plan produced using PlanUp.

### 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

Hardwood entrance door. Stairs to first floor.

##### Cloakroom

Modern white suite comprising low level WC and vanity wash hand basin. Tiled flooring and part tiled walls.

##### Kitchen

4.71m x 1.95m (15'5" x 6'4")  
Double glazed door to rear. A range of fitted units to base and eye level. Laminate work surfaces incorporating sink unit with mixer taps. Fitted breakfast bar. Space for fridge and freezer. Space and plumbing for washing machine. Built in oven with gas hob above and extractor hood over. Wall mounted gas fired boiler. Tiled flooring. Part tiled walls. Radiator.

##### Lounge

5.20m x 3.34m (17'0" x 10'11")  
Double glazed window to rear. Laminate flooring. Feature fireplace with fitted electric fire. Coved ceiling. Radiator. TV point.

##### Dining Room/Playroom

3.37m x 2.14m (11'0" x 7'0")  
Double glazed window to front. Laminate flooring. Radiator. Built in under stairs storage cupboard.

#### FIRST FLOOR

##### Bedroom One

3.71m x 3.36m (12'2" x 11'0")  
Double glazed window to rear. Radiator.

##### Bedroom Two

3.75m x 1.97m (12'3" x 6'5")  
Double glazed window to rear. Radiator.

##### Bedroom Three

3.35m x 2.10m (10'11" x 6'10")  
Double glazed window to rear. Radiator.

##### Bathroom

Obscure double glazed window to front. Modern white suite comprising P shaped bath with mixer taps and shower over with fitted glass shower screen. Low level WC and pedestal wash hand basin with mixer taps. Tiled walls.

##### Landing

Stairs to ground floor. Access to loft area.

#### EXTERIOR

##### Rear Garden

A secluded garden commencing a sitting area with hand made benches. Paved patio. Brick built outbuilding with power connected. Gate to rear of the garden giving rear access. Outside lighting.

##### Front Garden/Potential Driveway

Lawned gardens to front, which could easily be converted into a driveway to provide off street parking. Path leading to entrance door.

##### Garage In Block

Up and over door to front.

##### 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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