

Paul Mason Associates



St. Andrews Road, Boreham, Essex, CM3 3BY

Guide price £440,000

- Three bedrooms
- Highly sought after location
- Garage and large drive for multiple vehicles
- Shower room and family bathroom
- Lounge and separate dining room
- Good size landscaped rear garden
- Spacious fitted kitchen
- Walking distance of amenities and Primary School
- Complete Onward Chain
- EPC - D

COMPLETE ONWARD CHAIN.....Situated in this highly sought after location, within short walking distance of the local Primary School, is this splendid three bedroom semi detached family home. The property is ideally positioned within walking distance of many village amenities, including a short walk to the popular Lion Inn Restaurant, local Co-op, Post Office and bus service and also within a short drive of the A12 Boreham Interchange, Hatfield Peverel train station and Chelmsford City centre. The accommodation is well presented throughout and includes three bedrooms, modern first floor bathroom plus further ground floor shower room, spacious lounge and large separate dining/family room plus fitted kitchen. The property also boasts a landscaped rear garden, garage plus block paved driveway providing ample off street parking, UPVC double glazing and gas central heating. EARLY VIEWING STRONGLY ADVISED.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80		
	59		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## Distances

Boreham Primary School (0.5 miles)  
Boreham Co-op (0.2 miles)  
A12 Boreham Interchange (1.6 miles)  
Hatfield Peverel Train Station (3.8 miles)  
Chelmsford City Centre (5.4 miles)

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Door to front. Double glazed window to side. Door to shower room. Radiator. Access to inner hall.

#### Shower Room

Obscure double glazed window to front. White suite comprising Low level WC, vanity wash hand basin with storage below and large shower cubicle with tiled surround and fitted glass shower screen. Heated towel rail.

#### Hallway

Double glazed window to side. Stairs to first floor with built in understairs storage. Access to lounge and dining room.

#### Lounge

4.78m x 3.06m (15'8" x 10'0")  
Double glazed window to front. Radiator. TV point.

#### Dining Room

5.28m x 3.12m (17'3" x 10'2")  
Double glazed sliding patio doors leading to rear garden. Feature vertical radiator. TV point. Wood flooring. Door to:

#### Kitchen

3.15m x 2.68m (10'4" x 8'9")  
Double glazed window and door to rear. Range of fitted units to eye and base level. Laminate roll top work surfaces incorporating sink unit with mixer taps and drainer. Space for oven. Space and plumbing for dishwasher and washing machine. Inset spotlights. Part tiled walls.

### FIRST FLOOR

#### Bedroom One

3.66m x 3.18m (12'0" x 10'5")  
Double glazed window to front. Radiator.

#### Bedroom Two

4.14m x 2.69m (13'6" x 8'9" )  
Double glazed window to rear. Radiator.

#### Bedroom Three

2.75m 2.18m (9'0" 7'1")  
Double glazed window to rear. Radiator.

#### Bathroom

Obscure double glazed window to side. Modern white suite comprising full size panelled bath with mixer taps and shower over. Low level WC and pedestal wash hand basin with mixer taps. Part tiled walls. Heated towel rail.

#### Landing

Radiator. Access to loft. Stairs to ground floor.

### EXTERIOR

#### Rear Garden

A good size well maintained landscaped rear garden. Lawned gardens with various flowers, shrubs and trees. Paved patio area and pathway leading to the end of the garden with a further matching patio area to the rear. Fencing to the boundaries.

#### Garage

Up and over door to front. Door to rear garden. Power and light connected.

#### Front Garden

Block paved patio leading to entrance door providing ample off road parking. Various flowers and shrubs.

#### 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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