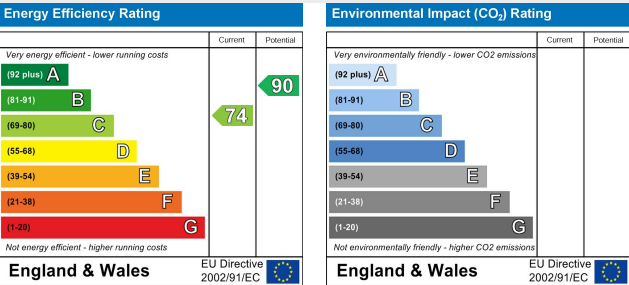


Paul Mason Associates

Hurrell Down, Boreham, Essex, CM3 3JP
Guide price £300,000

- Popular location within walking distance of village amenities
- Gas central heating via Combi boiler and UPVC double glazed windows
- Two bedrooms and modern first floor bathroom
- Spacious open plan ground floor including modern fitted kitchen
- Sitting and dining areas
- Good size well-maintained rear garden
- Allocated parking for homeowner and visitors
- Easy access to A12 Boreham interchange and Hatfield Peverel train station
- EPC - C



A well presented and much improved two bedroom house which has been extended to the ground floor to provide modern open plan living. The property is ideally positioned within walking distance of many village amenities, including a short walk to the popular Lion Inn, and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. The property has been well maintained by the present sellers with the accommodation including a spacious open plan ground floor boasting a 22' x 12' high gloss kitchen/dining room leading through to the extended sitting room with French doors leading to the garden. The first floor includes two bedrooms and a white bathroom suite. The property also boasts as central heating via combi boiler, UPVC double glazing, a good size well maintained and secluded rear garden with two separate paved sitting areas and allocated parking for both homeowner and visitors. **EARLY VIEWING STRONGLY ADVISED.**



Distances

Boreham Co-op - 0.2 miles
A12 Boreham Interchange - 1.0 mile
Boreham Primary School - 0.8 miles
The Lion Inn - 0.4 miles
Hatfield Peverel train station - 2.9 miles
Chelmsford City Centre - 4.5 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC obscure part glazed entrance door. Wood flooring. Radiator. Coved ceiling. Inset spotlighting. Stairs to first floor.

Kitchen/Dining Area

6.73m x 3.66m (22'0" x 12'0")
Dining Area - double glazed window to front. Inset spotlighting. Coved ceiling. Tiled flooring. Radiator. Open plan through to :-

Kitchen Area - A range of modern gloss units fitted to base and eye level. Work surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Space and plumbing for washing machine. Space for

full height fridge freezer. Built-in oven with hob above and extractor hood over. Inset spotlighting. Coved ceiling. Wood flooring with underfloor heating.

Sitting Area

3.29m x 2.58m (10'9" x 8'5")
Double glazed French doors and window to rear. Two Velux windows. Wood flooring. Inset spotlighting.

FIRST FLOOR

Bedroom One

3.64m x 2.66m (11'11" x 8'8")
Double glazed window to front. Radiator. Built-in bulkhead storage cupboard. Further built-in double wardrobe. Coved ceiling. Inset spotlighting.

Bedroom Two

2.92m x 1.73m (9'6" x 5'8")
Double glazed window to rear. Radiator. Coved ceiling. Inset spotlighting.

Bathroom

Obscure double glazed window to rear. Modern white suite comprising panelled bath with hand holds and mixer taps with shower over and fitted glass shower screen. Low-level WC and vanity wash hand basin with

mixer taps and storage cupboard below. Chrome affect heated towel rail. Inset spotlighting. Part tiled walls.

Landing

Stairs to ground floor. Coved ceiling. Inset spotlighting. Access to part boarded loft via pull down ladder with lighting connected and housing gas fired Combi boiler.

EXTERIOR

Rear Garden

A good size secluded and well maintained rear garden commencing with a block paved patio area. Remainder laid to lawn with various flowers and shrubs borders. Patio area to rear of garden with timber framed shed. Fencing to boundaries.

Parking

Allocated parking for homeowner and additional visitor spaces.

Services

Gas central heating via Combi boiler. Mains water supply and drainage.

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





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