

Paul Mason Associates



Dukes Wood Close, Boreham, Essex, CM3 3FT
Guide Price £425,000 to £450,000

- Three bedrooms
- Ensuite to bedroom one
- Family bathroom
- Lounge
- Kitchen/Breakfast Room
- Cloakroom
- Car port
- Easy access to the A12
- Short distance to the new Beaulieu Station currently under construction
- EPC - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

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A modern well presented three bedroom house, built in 2017 and situated in a desirable cul-de-sac within walking distance of many village amenities including shops, doctors, pubs/resturants and bus service. The property is also ideally positioned within easy access of Hatfield Peverel train station, the A12 Boreham interchange and Chelmsford city centre. The accommodation includes three good size bedrooms, modern family bathroom, en-suite shower room and ground floor cloakroom, lounge and modern fitted kitchen. Further features include a good size secluded rear garden, car port plus off street parking, gas central heating and UPVC double glazing. Early viewing advised.

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Produced by Elements Property

Distances

Boreham Primary School (0.7 miles)
Boreham Co-op (0.4 miles)
A12 Boreham Interchange (1.3 miles)
Hatfield Peverel Train Station (2.7 miles)
Chelmsford City Centre (5 miles)

(All distances are approximate)

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.

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge
5.357m x 3.12m (17'6" x 10'2")

Kitchen/Breakfast Room
3.86m x 3.54m (12'7" x 11'7")

FIRST FLOOR

Landing

Bedroom One
4.18m > 3.54m x 3.04m (13'8" > 11'7" x 9'11")

Ensuite

Bedroom Two
5.27m x 3.16m (17'3" x 10'4")

Bedroom Three
3.04m x 1.73m (9'11" x 5'8")

Family Bathroom

EXTERIOR

Front Garden

Rear Garden

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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