

Paul Mason Associates



Fitzwalter Road, Boreham, CM3 3DA

Offers in excess of £500,000



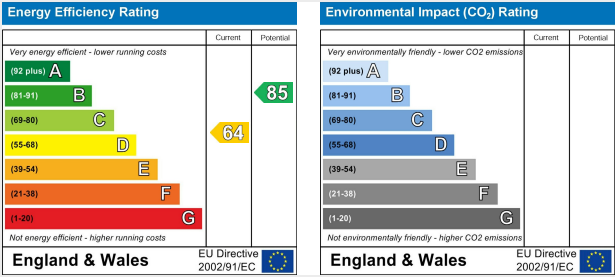
- Generous Corner Plot
- Four Bedrooms
- En-Suite
- Off-Road Parking
- Popular Village Location
- Well Presented Throughout
- Close to Local Amenities
- Refitted Kitchen
- Timber Summerhouse to Remain
- EPC - TBC

This very well presented and extended property is situated on a generous corner plot in the village of Boreham, a peaceful location while being close to excellent transport links. Boreham is ideally positioned with easy access to the A12 and Chelmsford City centre, as well as the soon-to-open station at Beaulieu. The property is conveniently located within walking distance to the local primary school and nursery.

The accommodation begins with an entrance porch leading through to the hallway with doors to a good sized lounge and modern, refitted kitchen/dining room with French doors opening out to the rear garden. To the first floor, there is a fully tiled family bathroom and four bedrooms including a guest bedroom benefitting from an en-suite.

Externally the property sits on a large corner plot which consists of a front garden that is mainly laid to lawn with a paved pathway leading to the entrance door, some decorative shrubbery and is fenced to the boundary. There is also a side gate providing access to the rear garden which is predominantly laid to lawn with some decorative flower beds, a paved patio seating area to the front and a decked area to the rear where there is a timber shed and summer house with power and lighting connected. To the rear there is driveway parking for 2/3 cars.

This is a must-see property, offering modern comfort, a great location, and beautiful outdoor space.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

1.6m x 1.4m (5'2" x 4'7")

#### Hallway

3.9m x 1.8m (12'9" x 5'10")

#### Kitchen/Dining Room

6.1m x 4.9m (20'0" x 16'0")

#### Lounge

6.6m x 4.2m (21'7" x 13'9" )

### FIRST FLOOR

#### Landing

2.3m x 1.8m (7'6" x 5'10")

#### Bedroom One

3.9m x 3.6m (12'9" x 11'9")

#### Bedroom Two

3.6m x 2.9m (11'9" x 9'6")

#### En-Suite

2.9m x 1.5m (9'6" x 4'11")

#### Bedroom Three

3.6m x 2.8m (11'9" x 9'2")

#### Bedroom Four

3.2m x 2.4m (10'5" x 7'10" )

#### Bathroom

2.6m x 2.0m (8'6" x 6'6")

## EXTERIOR

### Rear Garden

### Frontage

### Parking

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Chelmsford

### Viewings

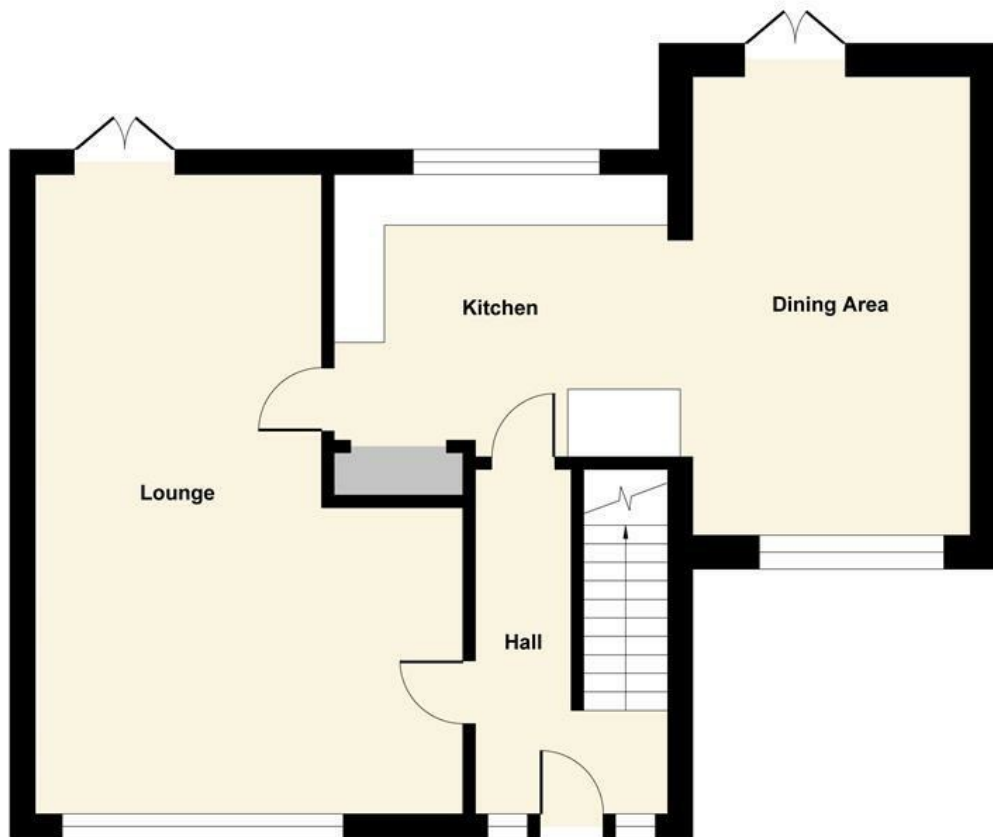
Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.

### 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.

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.



Ground Floor



First Floor





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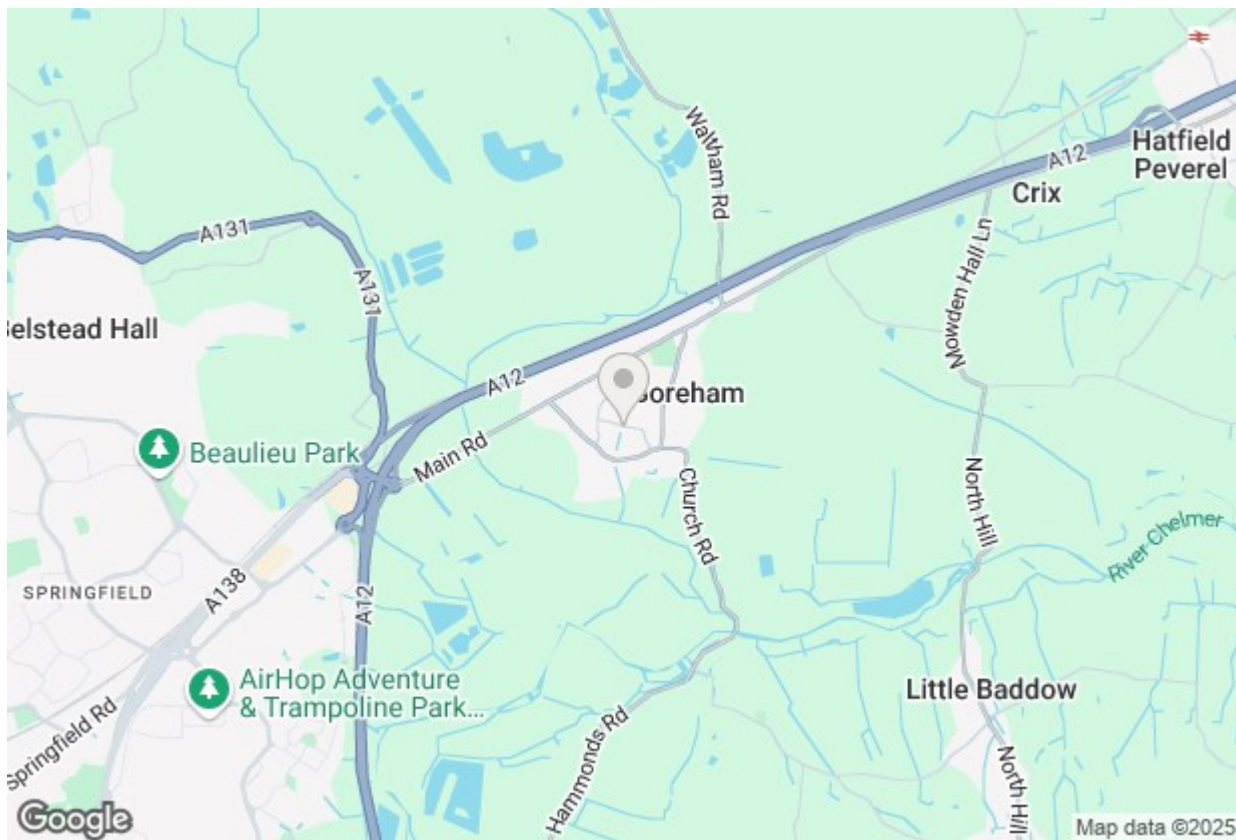
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