

Paul Mason Associates

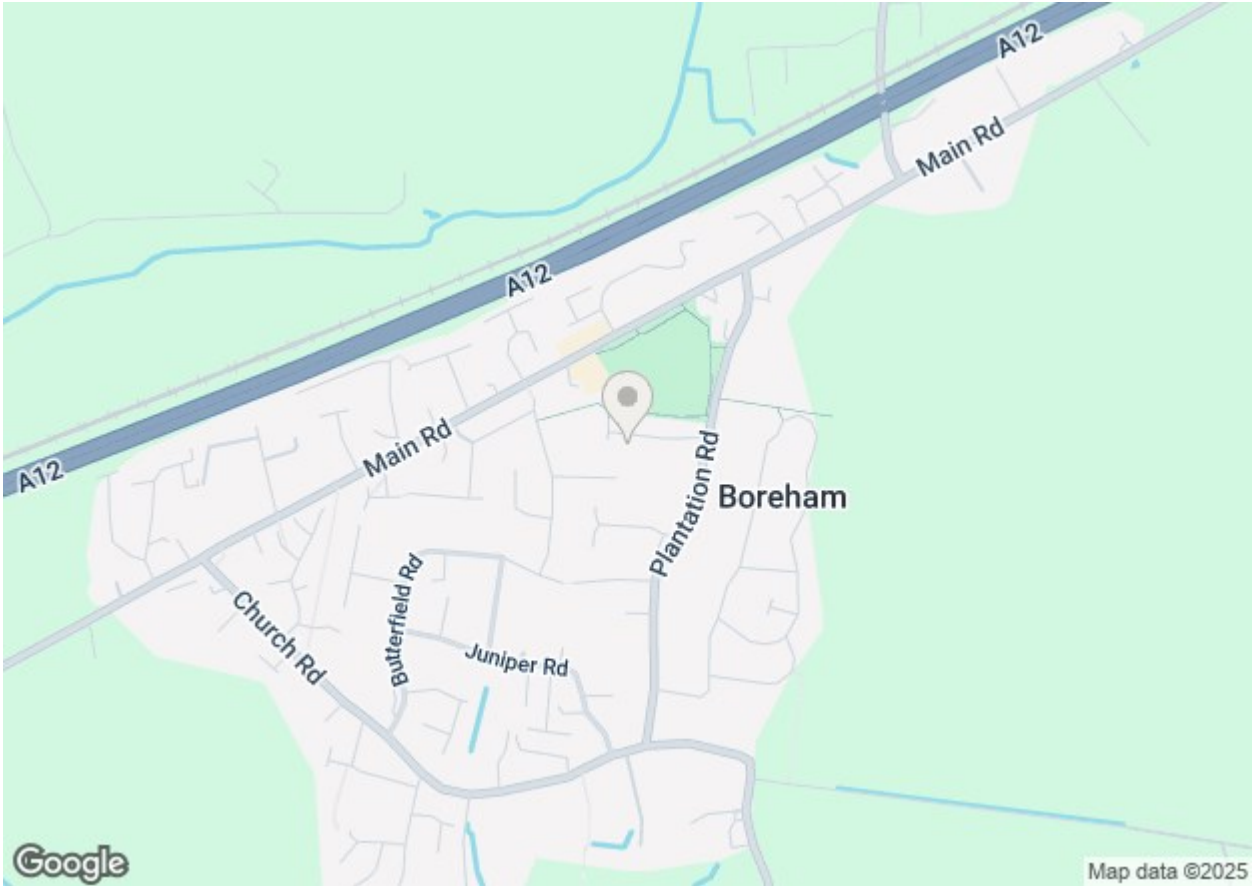


Allens Close, Boreham, Essex, CM3 3DR  
Guide Price £425,000 - £450,000



- Highly sought after cul-de-sac location, close to local Recreational Park
- No onward chain
- Extended three bedroom detached house
- Three spacious reception rooms
- Family bathroom and ensuite to master bedroom
- Single garage and off street parking
- Secluded rear garden
- In need of modernisation throughout
- Scope to improve or extend further, subject to any required planning consent
- EPC - TBC

\*\*\*Guide Price £425,000 - £450,000\*\*\* .....Situating in a highly sought after cul-de-sac, within short walking distance of the local Recreational Park and close to many village amenities, is this extended three bedroom detached house. The property offers ample space, with scope to improve or extend further, subject to any required planning consent and is also in need of modernisation throughout. In summary, the accommodation comprises three good size bedrooms, family bathroom plus ensuite shower room, 18'1 x 13'6 lounge plus separate dining room, fitted kitchen and 21'3 x 10' multi purpose sitting room/study/utility. Externally there is a detached single garage, secluded rear garden and driveway providing off street parking for two/three cars. The property is also conveniently located within easy reach of the new train station opening at Beaulieu, expected in 2026. This is a wonderful opportunity for someone looking to put their own stamp on a property and is also offered for sale with the benefit of no onward chain. VIEWING HIGHLY RECOMMENDED.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not energy efficient - higher running costs</div> </div>			
	81		
	56		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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, which is currently under construction, is also within walking distance. It is expected that the station will be completed and opened to passenger services by end of 2025/early 2026.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge  
5.53m x 4.14m (18'1" x 13'6" )

Dining Room  
3.91m x 3.09m (12'9" x 10'1" )

Kitchen  
2.66m x 2.58m (8'8" x 8'5" )

Extension - Siting Room/Study  
6.50m x 3.05m (21'3" x 10'0" )

FIRST FLOOR

Bedroom One  
3.97m x 3.13m (13'0" x 10'3" )

Bedroom Two  
3.59m x 3.11m (11'9" x 10'2" )

Bedroom Three  
2.88m x 2.33m (9'5" x 7'7" )

Family Bathroom

Landing

EXTERIOR

Garage

Rear Garden

Front Garden & Driveway

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





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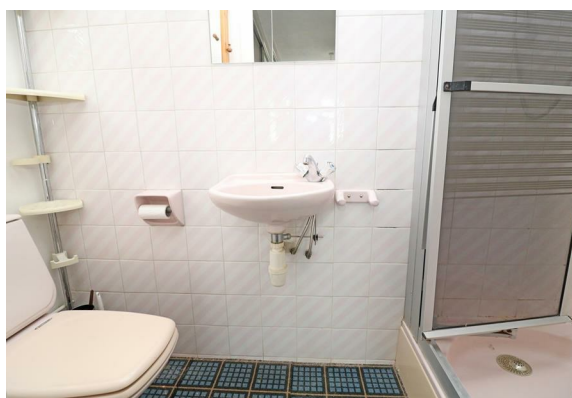
Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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