

Paul Mason Associates



Church Road, Boreham, Essex, CM3 3EF

Offers in excess of £375,000

- NO ONWARD CHAIN
- Extended Semi Detached Property, ideal for the Growing Family
- 15'4" x 9'5" Lounge with Bay Window to Front
- Well Equipped Kitchen
- Separate Dining Room Leading to a Conservatory
- Master Bedroom with Fitted Wardrobes
- L-Shaped Secluded Rear Garden With Side Access
- Off Street Parking for Several Cars
- Popular Village Location, Within Walking Distance of Village Amenities
- EPC - TBC

****NO ONWARD CHAIN****.....Situating in the sought-after village of Boreham, just a short drive from Chelmsford city centre, is this delightful three-bedroom semi-detached home offering comfortable and versatile living in a fantastic location. Just a short walk from the highly regarded local Primary School and village amenities, it's perfect for families and commuters alike, with the new upcoming station at Beaulieu also within easy reach.

The property welcomes you with an entrance hall, leading to the spacious lounge, filled with natural light from a charming bay window and flows through to a well-equipped kitchen and extended dining room – ideal for entertaining. A lovely conservatory adds an additional reception space, with access from both the kitchen and dining area. Upstairs, you will find three generously sized bedrooms, along with a three-piece family bathroom suite.

Outside, the secluded L-shaped rear garden provides a generous space for relaxing or entertaining, with large paved patio area and useful gated side access to the front. The property also benefits from a driveway, allowing off-street parking for several cars.

This is a warm and welcoming home, in a popular village setting – not to be missed!

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



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.

Distances

Local Primary School and Doctors - 0.4 miles
Hatfield Peverel Railway Station - 3 miles
A12 Boreham Interchange - 0.7 miles
Local Co-op - 0.3 miles
Chelmsford City Centre - 5 miles

(All distances are approximate)

ACCOMODATION

GROUND FLOOR

Entrance Hallway

Lounge

4.68m (max) x 2.88m (15'4" (max) x 9'5")

Dining Room

4.79m x 2.24m (15'8" x 7'4")

Conservatory

4.30m x 3.43m (14'1" x 11'3")

Kitchen

3.82m x 2.01m (12'6" x 6'7")

FIRST FLOOR

Bedroom One

3.05m x 2.85m (10'0" x 9'4")

Bedroom Two

4.77m x 2.25m (15'7" x 7'4")

Bedroom Three

2.94m x 1.79m (9'7" x 5'10")

Family Bathroom

1.93m x 1.89m (6'3" x 6'2")

EXTERIOR

Off Street Parking

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.



Paul Mason Associates

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