

Paul Mason Associates



Villiers Place, Boreham, Essex, CM3 3JW

Offers in excess of £325,000

- No Onward Chain
- Two Double Bedrooms
- Ideal First Time Buy or Investment
- Spacious 16'4" x 12'7" Living Room/Dining Area
- End of Terrace House
- Driveway Providing Off Street Parking for Several Cars
- Highly Sought After Village Location
- Spacious and Private Rear Garden
- Links to the A12 And Within Walking Distance Of The New Beaulieu Train Station - Coming Soon
- EPC - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

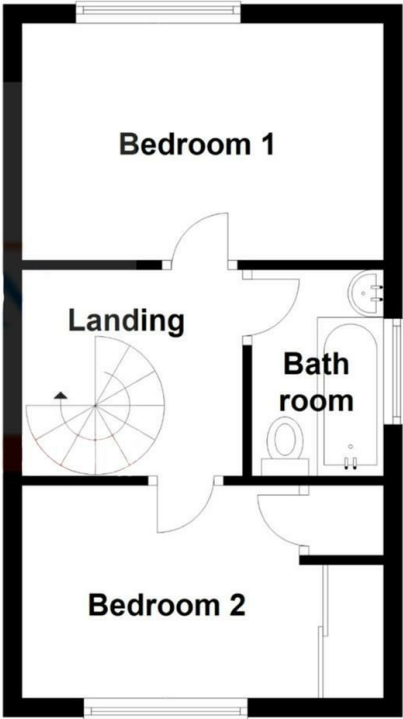
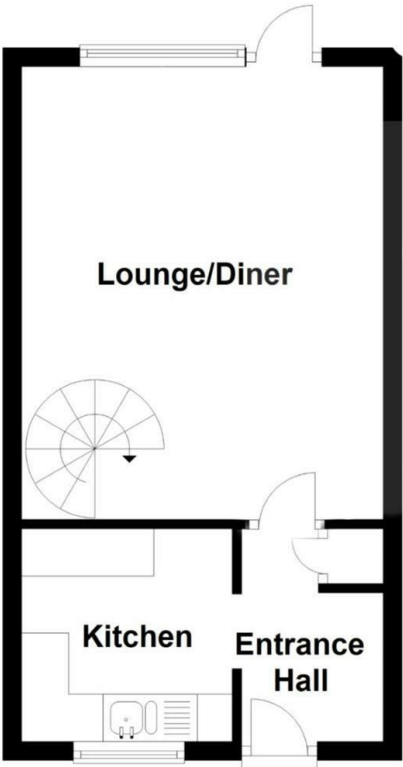
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This desirable two bedroom end-terrace house, located in the highly sought-after village of Boreham, offers a fantastic opportunity for both first-time buyers and investors. Ideally situated close to the village's local amenities and the renowned Lion Inn, this property enjoys a convenient location with easy access to the A12, providing excellent links to Chelmsford, Colchester and London, along with the new highly anticipated train station at Beaulieu, currently under construction and expected to open in early 2026, located within short walking distance.

Internally, the property is well presented having been redecorated throughout in a neutral white and with the accommodation boasting an entrance hallway, well-equipped kitchen and 16'4" x 12'7" reception room, which can be used as a living room/dining area, perfect for modern living. Upstairs, you will find two generous double bedrooms and a 3-piece family bathroom.

Externally, the property benefits from a good size driveway to the front providing off-street parking for several cars, in addition to a spacious, private rear garden with side access, ideal for outdoor entertaining or relaxation.

This property is a must-see for anyone looking for their first property to purchase or to invest in a peaceful village setting. The property is also offered for sale with the benefit of having NO ONWARD CHAIN.



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.

Distances

Hatfield Peverel Train Station (3.1 miles)
Boreham Primary School (0.5 miles)
A12 Boreham Interchange (0.5 miles)
Lion Inn (0.1 miles)
Chelmsford City Centre (4.5 miles)
(All mileages are approximate)

ACCOMODATION

GROUND FLOOR

Entrance Hall

Kitchen

2.24m x 2.26m (7'4" x 7'4")

Lounge/Dining Room

4.98m x 3.84m (16'4" x 12'7")

FIRST FLOOR

Bedroom One

3.84m x 2.51m (12'7" x 8'2")

Bedroom Two

3.15m x 2.26m (10'4" x 7'4")

Family Bathroom

Landing

EXTERIOR

Rear Garden

Front Garden/Parking

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

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

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





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

