

Paul Mason Associates



Yonge Close, Boreham, Essex, CM3 3GY  
Guide Price £500,000 - £525,000



- No onward chain - Keys held for viewings
- Four bedroom detached family home - Set over three floors
- Modern ensuite shower room and family bathroom plus ground floor cloakroom
- Modern 15'10 x 13' max fitted kitchen/dining room
- Lounge plus large conservatory
- Good size well maintained and secluded rear garden
- Single garage plus carport
- Driveway providing off street parking
- UPVC double glazing and gas central heating
- EPC - C

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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

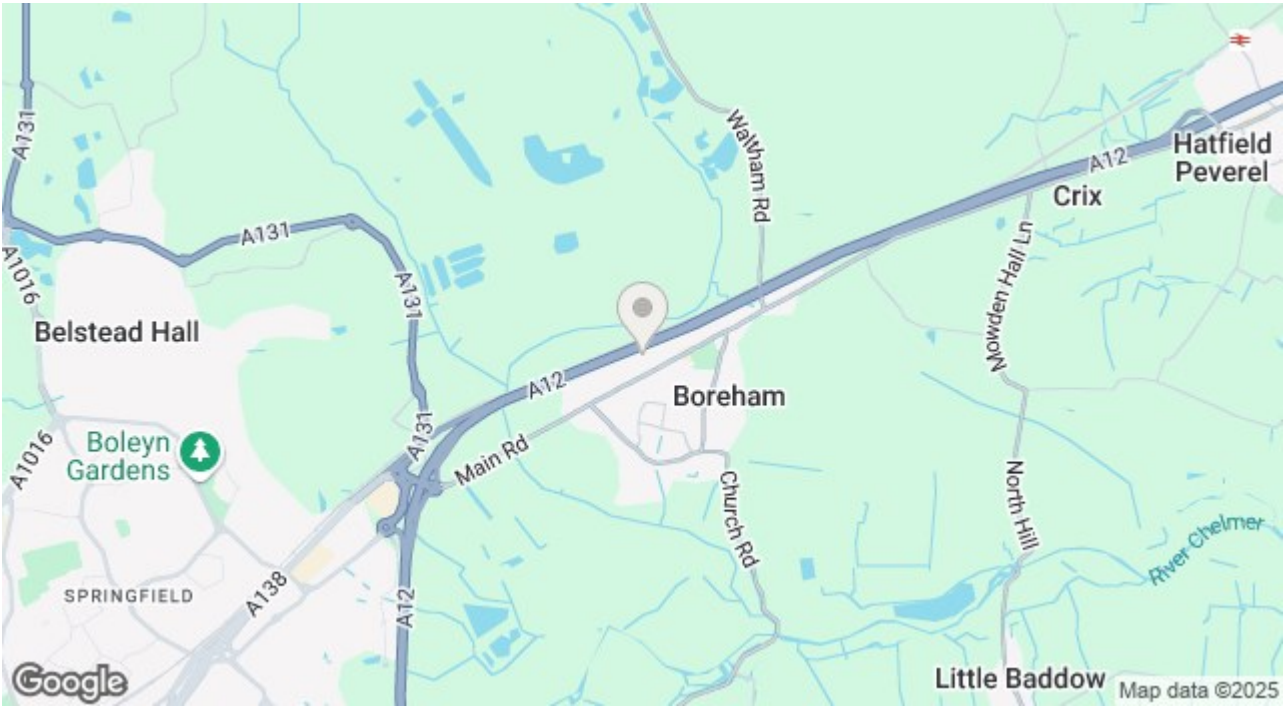
\*\*\*Guide Price £500,000 - £525,000\*\*\* .....Offered for sale with the benefit no onward chain, is this spacious and well presented four bedroom detached family home, situated in this sought after cul-de-sac within the desirable village of Boreham.

The property is ideally located within walking distance of many village amenities, along with the popular Lion Inn, and also within a short drive of the A12 Boreham Interchange, Hatfield Peverel train station and Chelmsford City centre. The highly anticipated new train station at Beaulieu Park, currently under construction, is also ideally located just over a mile from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

The spacious accommodation is set over three floors and comprises four good size bedrooms, modern family bathroom and ensuite shower room to master bedroom, ground floor cloakroom, lounge and large conservatory plus modern 15'10 x 13' max fitted kitchen/dining room.

To the outside the property boasts a good size secluded and well maintained rear garden and single garage plus car port with driveway providing off street parking for two cars.

Early viewing strongly advised to avoid disappointment.



### 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, currently under construction, is also ideally located just over a mile 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

4.88m x 3.05m (16'0" x 10'0" )

#### Conservatory

4.88m x 2.94m (16'0" x 9'7" )

#### Kitchen/Dining Room

4.83m x 3.97m max (15'10" x 13'0" max )

### FIRST FLOOR

#### Bedroom One

3.88m x 2.95m (12'8" x 9'8" )

#### Ensuite Shower Room

#### Bedroom Two

3.53m x 3.08m (11'6" x 10'1" )

### SECOND FLOOR

#### Bedroom Three

4.06m x 3.10m (13'3" x 10'2" )

#### Bedroom Four

4.06m x 2.96m (13'3" x 9'8" )

#### Landing

### EXTERIOR

#### Detached Garage

#### Driveway - Off Street Parking For 2 Cars

#### Secluded Rear Garden

#### Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

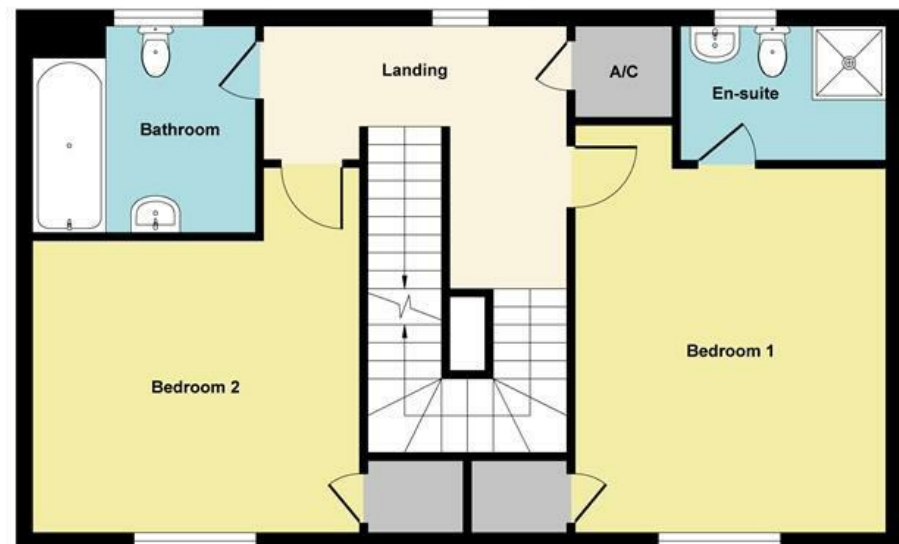
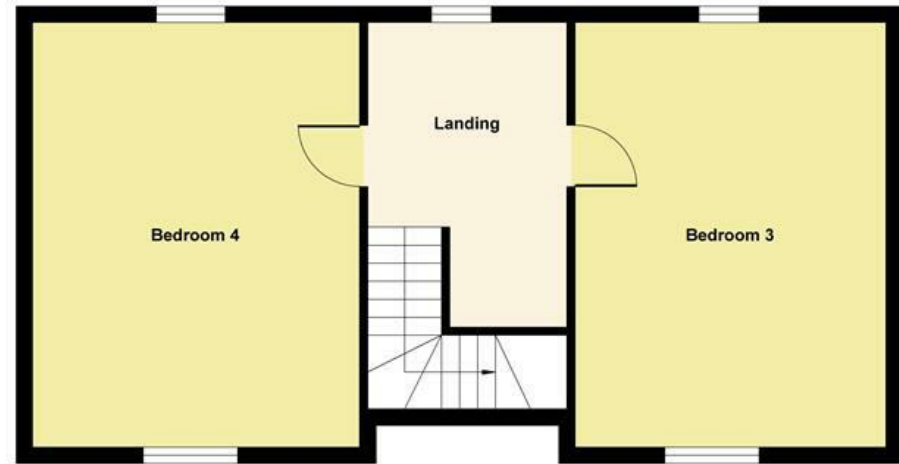
### Viewings

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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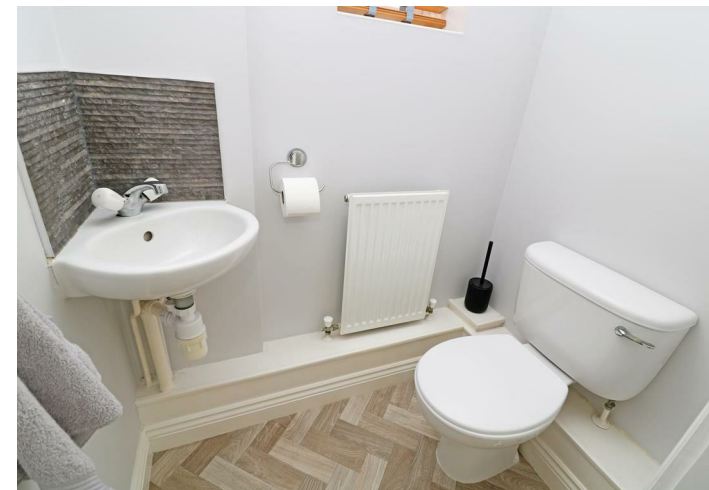
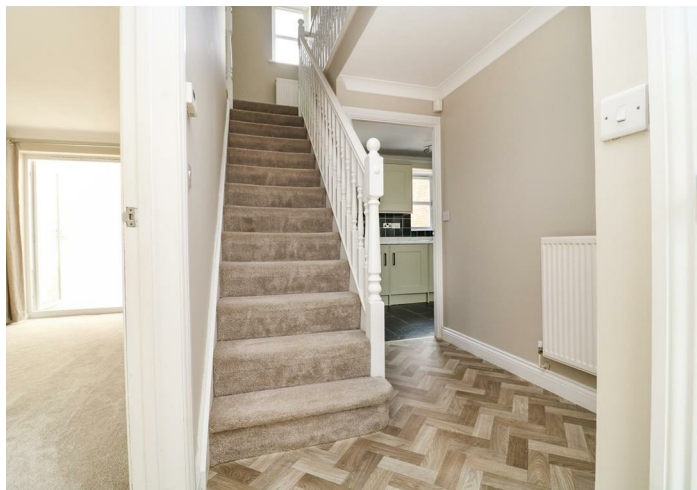
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