

Paul Mason Associates



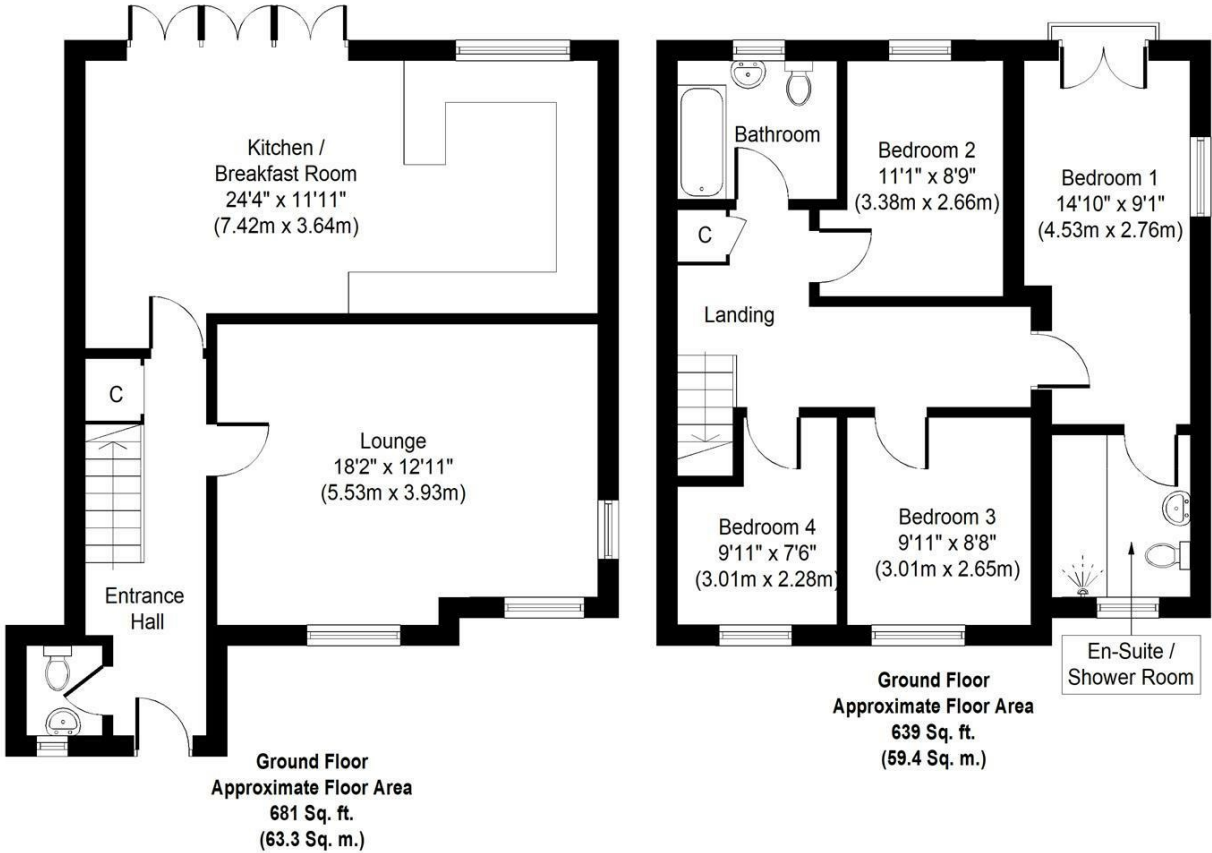
Brick House Lane, Boreham, Essex, CM3 3JQ

Guide price £500,000

- Spacious extended detached family home
- Rarely available non estate location
- Four bedrooms
- Modern family bathroom, en-suite & ground floor cloakroom
- 18'1 x 12'10 lounge
- 24'4 x 11'11 modern fitted kitchen/dining room
- Low maintenance secluded rear garden
- Off street parking for two cars
- Double glazed windows
- EPC - D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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			
	64		75
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

****GUIDE PRICE £500,000 - £525,000****.....Situating in a sought after non estate location, is this extended and well presented four bedroom detached family home. The property has been well maintained by the current sellers and is conveniently located within easy access of the many village amenities, A12, Chelmsford City Centre and Hatfield Peverel Train station. The property is also conveniently located approx one mile from the new train station opening at Beaulieu. It is expected that the station will be completed and opened to passenger services by end of 2025. The accommodation comprises four bedrooms, including a master bedroom with Juliet balcony and French doors overlooking the garden plus modern en-suite shower room, modern family bathroom and ground floor cloakroom, 18'1 x 12'10 lounge and splendid 24'4 x 11'11 re-fitted kitchen/dining room with a range of integrated appliances and bi-fold doors to rear. The property also boasts double glazed windows, a secluded low maintenance rear garden and off street parking for two/three cars. **INTERNAL VIEWING HIGHLY RECOMMENDED.**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 approx one mile from the property. It is expected that the station will be completed and opened to passenger services by end of 2025.

Distances

A12 Boreham Interchange - 1.0 miles
Boreham Co-op - 0.1 miles
Boreham Primary School - 0.8 miles
Hatfield Peverel Railway Station - 2.8

miles

Chelmsford City Centre - 5.0 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC entrance door. Tiled flooring. Coved ceiling. Inset spot lighting. Radiator. Large built in under stairs storage cupboards. Central heating thermostat. Amtico flooring.

Cloakroom

Obscure double glazed window to front. Re-fitted modern white suite comprising low level WC with concealed cistern and vanity wash hand basin with mixer taps and storage cupboard below. Part tiled walls. Coved ceiling. Inset spot lighting. Extractor fan. Tiled flooring.

Lounge

5.53m x 3.93m (18'1" x 12'10")
Two double glazed windows to front and obscure high level double glazed window to side. Coved ceiling. Inset spot lighting. Amtico flooring. Two radiators. TV point. Fitted base level storage unit.

Kitchen/Dining Room

7.42m x 3.64m (24'4" x 11'11")
Double glazed sliding bi-fold doors to rear and double glazed window to rear. An extensive range of modern re-fitted units to base and eye level. A range of integrated appliances to remain including fridge, freezer, dishwasher, washing machine, two single ovens and induction hob with extractor hood over. Quartz work tops with 1 1/2 bowl sink unit with mixer taps. Fitted breakfast bar. Amtico flooring. Radiator. Coved ceiling. Inset spot lighting. Underfloor heating.

FIRST FLOOR

Bedroom One

4.53m x 2.76m (14'10" x 9'0")
Double glazed window to rear with Juliet balcony and double glazed window to side. Wall light points. Radiator. Coved ceiling. Door to:-

En-suite Shower Room

Obscure double glazed window to front. A re-fitted modern white suite comprising low level WC with concealed cistern and vanity wash hand basin with mixer taps and storage cupboards below. Large double width shower cubicle with tiled surround a fitted glass shower screen. Fully tiled walls and floor with underfloor heating. Inset spot lighting.

Bedroom Two

3.38m x 2.66m (11'1" x 8'8")
Double glazed window to rear. Coved ceiling. Laminate flooring. Radiator.

Bedroom Three

3.01m x 2.65m (9'10" x 8'8")
Double glazed window to front. Coved ceiling. Laminate flooring. Radiator.

Bedroom Four

3.01m x 2.28m max (9'10" x 7'5" max)
Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to rear. A re-fitted modern white suite comprising panelled bath with mixer taps, shower attachment and shower over. Low level WC with concealed cistern and vanity wash hand basin with mixer taps and storage cupboards below. Fully tiled walls and floor with underfloor heating. Inset spot lighting. Chrome effect heated towel rail.

Landing

Obscure double glazed window to side. Stairs to ground floor. Loft access. Airing cupboard housing hot water cylinder. Coved ceiling. Inset spot lighting.

EXTERIOR

Rear Garden

A low maintenance and secluded rear garden commencing with a large paved patio area. Artificial grass. Fencing to boundaries with gate to side leading to rear parking area. Timber framed shed to remain. Storage area to side. Outside water tap.

Off Street Parking

Driveway providing off street parking for two/three cars. Electric car charging point.

Services

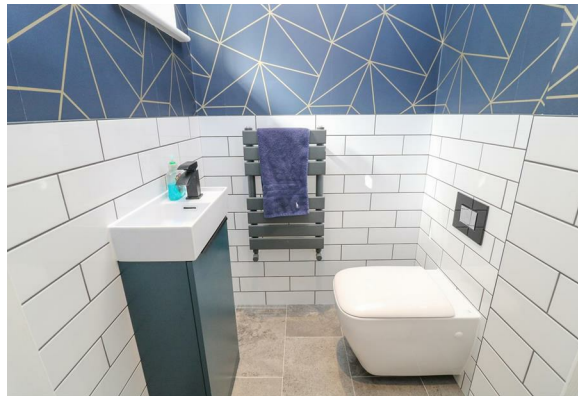
Mains water supply and drainage.

Viewings

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



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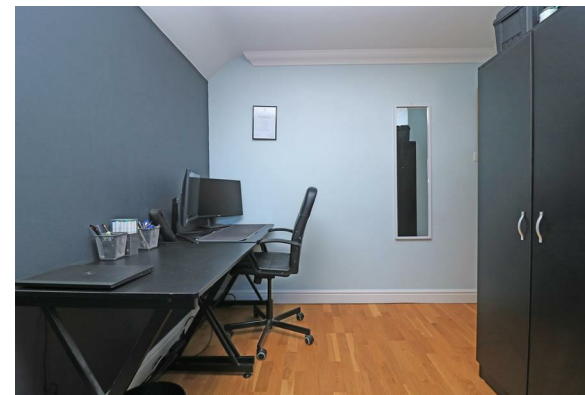
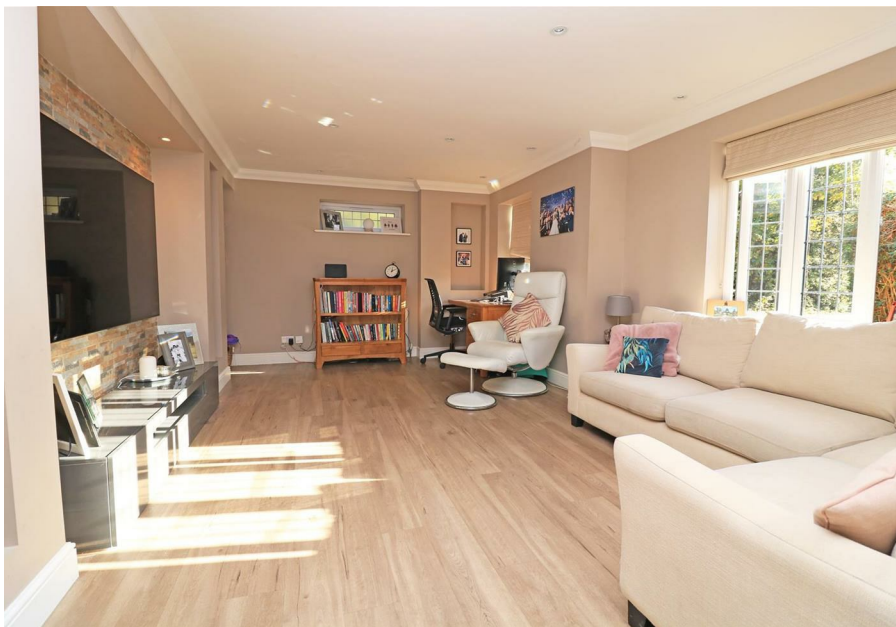
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