

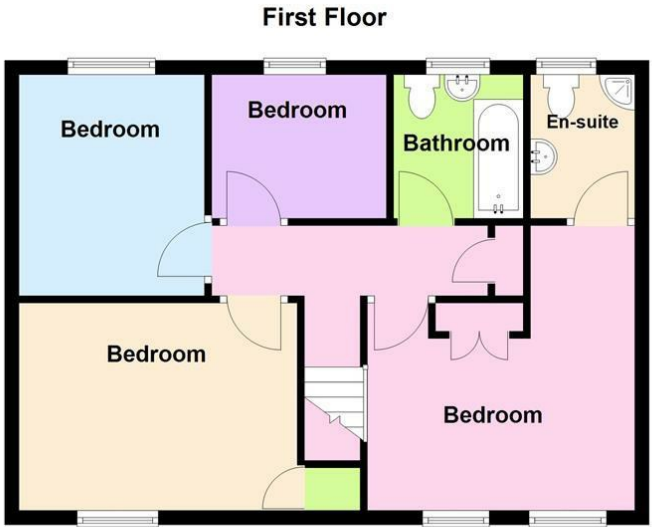
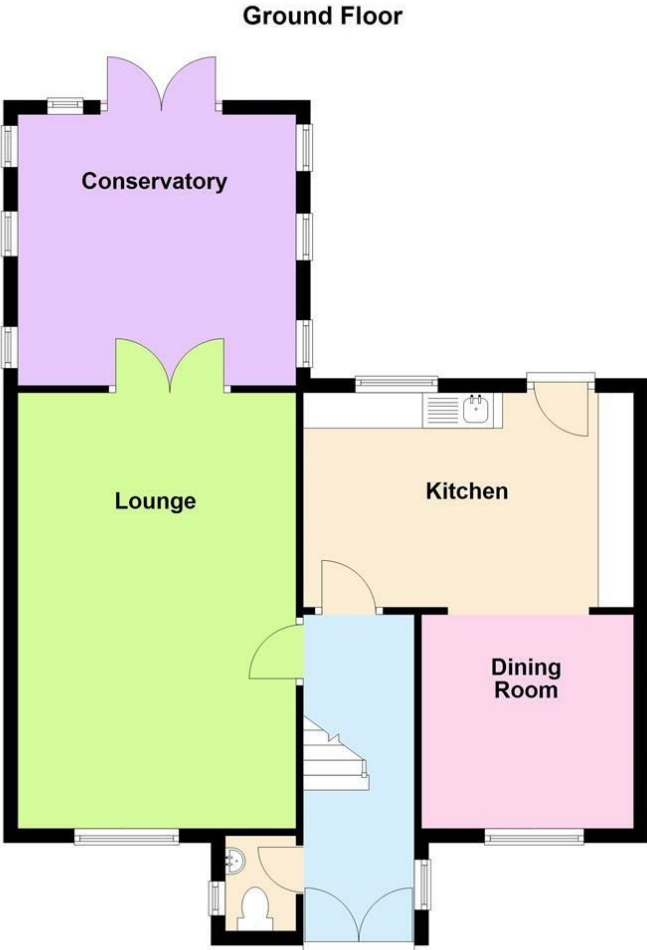
Paul Mason Associates

Armonde Close, Boreham, Essex, CM3 3GA
Offers in excess of £600,000

- Detached family home
- Extended to the rear
- Four bedrooms
- Ensuite plus family bathroom
- Large lounge
- Garden room
- Open plan kitchen, dining and living space
- Double length garage which could be used as a gym
- Overlooking a greensward to the front
- EPC - D

An extended family home situated in a small cul-de-sac overlooking a greensward. The property offers four good sized bedrooms plus a refitted ensuite to the principal bedroom and a refitted family bathroom. The remaining accommodation comprises a large lounge measuring 19'10" x 12'10" which opens to a garden room at the rear overlooking the gardens. There is a good sized open plan kitchen, dining and living area with fitted units plus a ground floor cloakroom. The double length garage has been converted into a purpose built storage area which could be used as a gym or games room plus two adjoining store rooms. Externally the rear garden commences with a paved patio area overlooking the remainder of the garden which is laid to lawn. The property is conveniently located for the local shops and school, as well as the new train station at Beaulieu which is expected to be open later this year.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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> <div>Not energy efficient - higher running costs</div> </div> </div>			
	78		
	61		
<div> <div>England & Wales</div> <div>EU Directive 2002/91/EC</div> </div>		<div> <div>England & Wales</div> <div>EU Directive 2002/91/EC</div> </div>	



Distances

Boreham Primary School (0.7 miles)
Boreham Co-op (50 yards)
A12 Boreham Interchange (0.9 miles)
Hatfield Peverel Train Station (2.9 miles)
Chelmsford City Centre (4.7 miles)
(All distances are approximate)

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.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Accomodation

GROUND FLOOR

Entrance Hall

Kitchen/Breakfast Room
6.07 x 4.63 (19'10" x 15'2")

Lounge
6.07 x 3.93 (19'10" x 12'10")

Garden Room
3.89 x 3.62 (12'9" x 11'10")

Cloakroom

FIRST FLOOR

Bedroom One
3.98 x 3.74 (13'0" x 12'3")

Ensuite

Bedroom Two
3.64 x 2.88 (11'11" x 9'5")

Bedroom Three
3.11 x 2.50 (10'2" x 8'2")

Bedroom Four
2.40 x 2.20 (7'10" x 7'2")

Family Bathroom

EXTERIOR

Double Garage
10.32 x 2.60 (33'10" x 8'6")

Two Adjoining Store Rooms

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating
Local Authority - Chelmsford

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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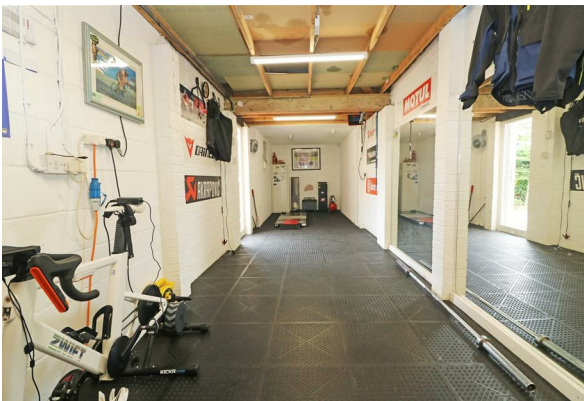
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