

Paul Mason ^{Associates}

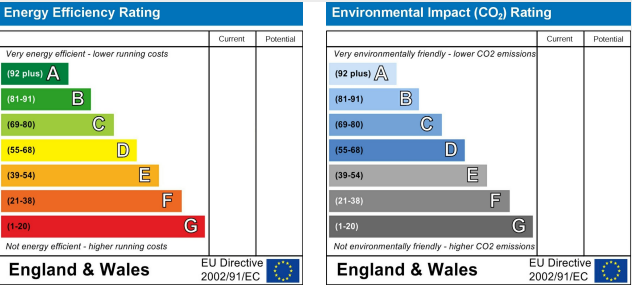


Seabrook Gardens, Boreham, CM3 3BX

Guide price £575,000

- Three/Four bedrooms
- Potential self contained annexe with separate entrance, bedroom, kitchen and shower room
- 19'3" x 14'11" Principal bedroom with ensuite
- Family bathroom
- Lounge
- Kitchen
- Dining Room
- Garage
- Close to local school and shops
- EPC

****GUIDE PRICE £575,000 - £600,000****A detached residence with potential self contained annexe which offers a bedroom, kitchen and shower room as well as a separate entrance door and hallway. The main residence offers a spacious principal bedroom measuring19'3" x 14'11" with built-in wardrobes and ensuite. There are a further two bedrooms to the first floor and a family bathroom. The ground floor comprises of a lounge which opens into the rear garden, kitchen, dining room and cloakroom. There is access from the house into the annexe which could add as additional accommodation which could benefit the main residence with a fourth bedroom, utility room and additional shower room. The property offers ample parking to the front and a single garage and driveway to the rear. There is a secluded rear garden with a patio area and fixed timber gazebo ideal for entertaining.



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.

Accommodation

GROUND FLOOR

Front Porch

Entrance Hall

Cloakroom

Lounge

5.93m x 4.29m (19'5" x 14'0")

Kitchen

5.35m x 2.96m (17'6" x 9'8")

Dining Room

3.52m x 3.09m (11'6" x 10'1")

POTENTIAL ANNEXE

Separate Entrance Hall

Kitchen/Utility Room

3.54m x 2.58m (11'7" x 8'5")

Sitting Room/Bedroom

4.28m x 3.54m (14'0" x 11'7")

Shower Room

FIRST FLOOR

Landing

Bedroom

5.88m x 4.57m (19'3" x 14'11")

En-suite

Bedroom

3.04m x 2.95m (9'11" x 9'8")

Bedroom

2.96m x 2.42m (9'8" x 7'11")

EXTERIOR

Garage

5.96m x 3.04m (19'6" x 9'11")

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.



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