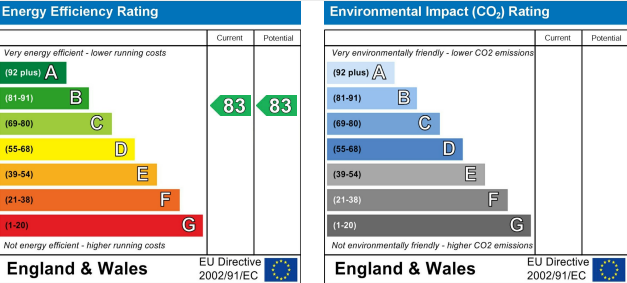


Paul Mason Associates



Orchard Way, Boreham, Essex, CM3 3GR
Guide price £475,000

- Built in 2021 by Messrs Bloor Homes
- Three bedroom detached house
- Landscaped garden with Pergola and expansive porcelain paved patio, perfect for entertaining
- Modern ensuite shower room, family bathroom and ground floor cloakroom
- Spacious open plan kitchen/dining area with integrated appliances
- 15'6" x 12'10" lounge with bay window to the front
- Master bedroom with built in wardrobes and en-suite shower room
- Ideally positioned close to open countryside
- Large garage plus off road parking
- EPC - B



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

4.72m x 3.91m (15'6" x 12'10")

Kitchen/Dining Room

4.79m x 3.05m max (15'8" x 10'0" max)

FIRST FLOOR

Bedroom One

3.05m x 2.71m + wardrobes (10'0" x 8'10" + wardrobes)

Ensuite Shower Room

Bedroom Two

3.45m x 3.02m max (11'3" x 9'10" max)

Bedroom Three

3.39m x 2.17m (11'1" x 7'1")

Family Bathroom

2.33m x 2.03m (7'7" x 6'7")

Landing

EXTERIOR

Garage

7.01m x 3.17m (22'11" x 10'4")

Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

Further Information

Estate Charge £228 per annum.

The above information has been provided by the homeowner.

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.



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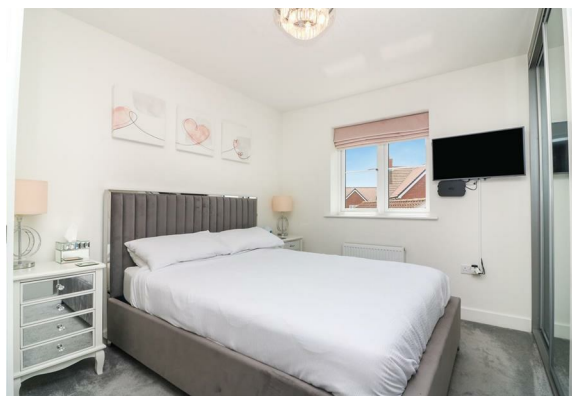
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