

Paul Mason Associates



Hurrell Down, Boreham, Essex, CM3 3JP

Guide price £475,000

- Popular cul-de-sac location
- Four bedroom detached family home
- First floor shower room and ground floor cloakroom
- Lounge, dining room and study
- 18'4 x 7'7 conservatory
- Modern high gloss fitted kitchen
- Secluded and well maintained West facing rear garden
- Single garage plus driveway
- Viewing strongly advised
- EPC - C

Guide Price £475,000 - £500,000A well presented spacious four bedroom detached family home situated in a desirable cul-de-sac, within the highly sought after village of Boreham. The property is ideally located within walking distance of many village amenities, shops and doctors, 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 new train station at Beaulieu Park is also ideally positioned within just over a mile walking distance.

The accommodation comprises four good size bedrooms with fitted wardrobes to remain, first floor shower room plus ground floor cloakroom, lounge plus separate dining room and study, 18'4 x 7'7 conservatory and modern high gloss fitted kitchen.

To the outside there is a well maintained and secluded West facing rear garden, single garage and driveway providing off street parking.

An internal viewing is highly recommended to appreciate this splendid detached family home.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	73		79
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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 new train station at Beaulieu Park is also ideally positioned within just over a mile walking distance.

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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Study

2.48m x 1.65m (8'1" x 5'4")

Dining Room

2.87m x 2.75m (9'4" x 9'0")

Lounge

4.83m x 3.36m (15'10" x 11'0")

Conservatory

5.61m x 2.33m (18'4" x 7'7")

Kitchen

3.29m x 2.44m (10'9" x 8'0")

FIRST FLOOR

Bedroom One

3.42m x 3.37m (11'2" x 11'0")

Bedroom Two

3.31m x 2.75m (10'10" x 9'0")

Bedroom Three

2.70m x 2.45m (8'10" x 8'0")

Bedroom Four

3.39m x 2.04m (11'1" x 6'8")

Shower Room

Landing

EXTERIOR

Garage

5.04m x 2.52m (16'6" x 8'3")

Secluded Rear Garden

Driveway Providing Off Street Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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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