

Paul Mason Associates



Boleyn Way, Boreham, Essex, CM3 3JL
Guide price £475,000

- Extended & Modernised Throughout To A High Standard
- Popular Location
- Four Bedrooms
- Modern En-Suite to Master Bedroom, Family Bathroom & Ground Floor Cloakroom
- Large Open Plan Kitchen/Dining Room
- Lounge & Conservatory
- Secluded South Facing Rear Garden
- Garage & Block Paved Driveway Providing Ample Parking
- Close To Local Recreational Park
- EPC - C

This incredibly well presented four bedroom semi-detached family home, benefiting from a large double storey extension, is located in the highly sought after village of Boreham.

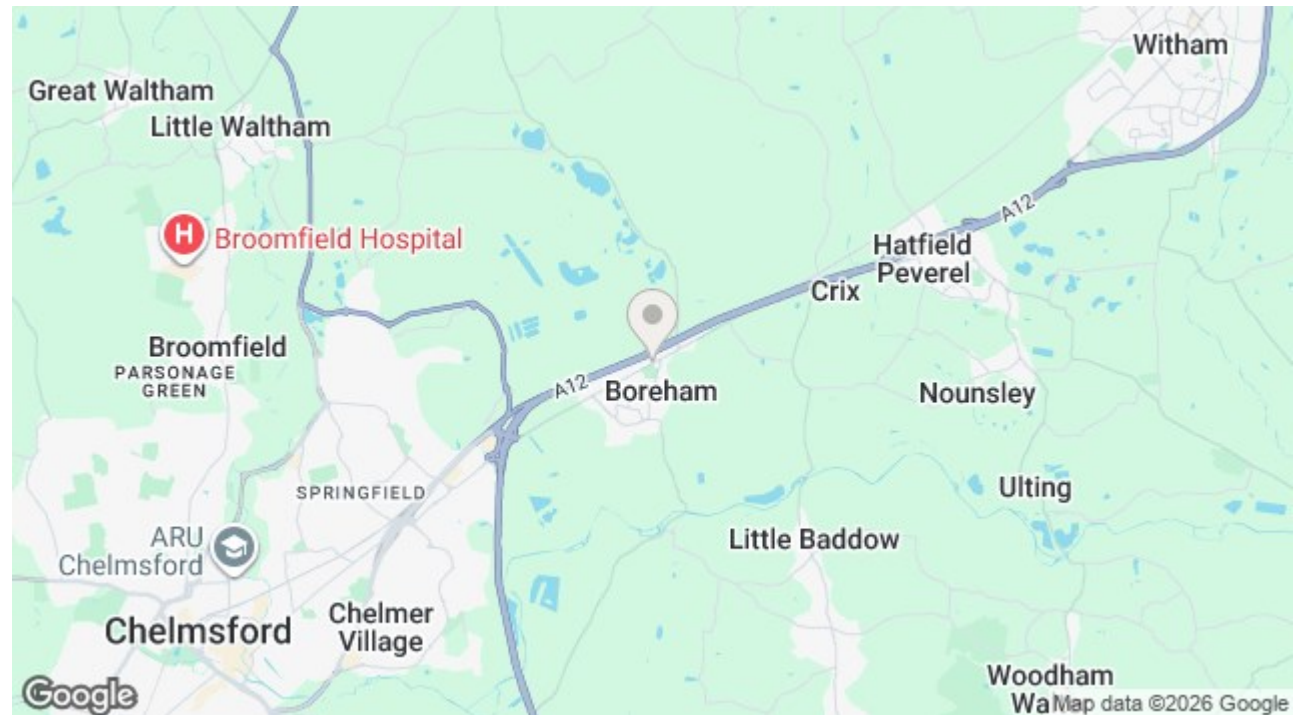
The property is ideally positioned within walking distance of many village amenities and also within a short drive of the A12, Hatfield Peverel train station and Chelmsford City centre. The property is also conveniently located within easy reach of the new train station opening at Beaulieu, expected to open for passenger services in the Autumn of 2025.

The spacious accommodation benefits from being recently modernised, with the ground floor boasting a large open plan 'L' shape kitchen/dining, spacious lounge, re-fitted ground floor cloakroom and also a conservatory overlooking the garden. To the first floor there is a master bedroom with large walk in wardrobe and re-fitted ensuite shower room, three further bedrooms plus modern family bathroom.

Externally, to the front of the property is a large block paved driveway providing off road parking for numerous vehicles and access to the garage To the rear, the secluded south facing rear garden consists of a paved patio seating area and raised lawn area with an array of decorative flower, tree and shrub borders.

Viewing comes highly recommended to appreciate the property on offer.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	85	England & Wales
		76	EU Directive 2002/91/EC



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

ACCOMMODATION

GROUND FLOOR

Kitchen/Dining/Snug Room

6.35 max x 6.33 max (20'9" max x 20'9" max)

Cloakroom

Conservatory

3.83m x 2.62m (12'6" x 8'7")

Lounge

4.20m x 3.91m (13'9" x 12'9")

FIRST FLOOR

Landing

Bedroom

3.0m x 2.33m (9'10" x 7'7")

Bedroom

3.01m x 3.19m (9'10" x 10'5")

En-Suite

Bedroom

2.90m x 2.58m (9'6" x 8'5")

Bedroom

2.19m x 1.81m (7'2" x 5'11")

Bathroom

EXTERIOR

Rear Garden

Frontage

Garage

5.23m x 2.52m (17'1" x 8'3")

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

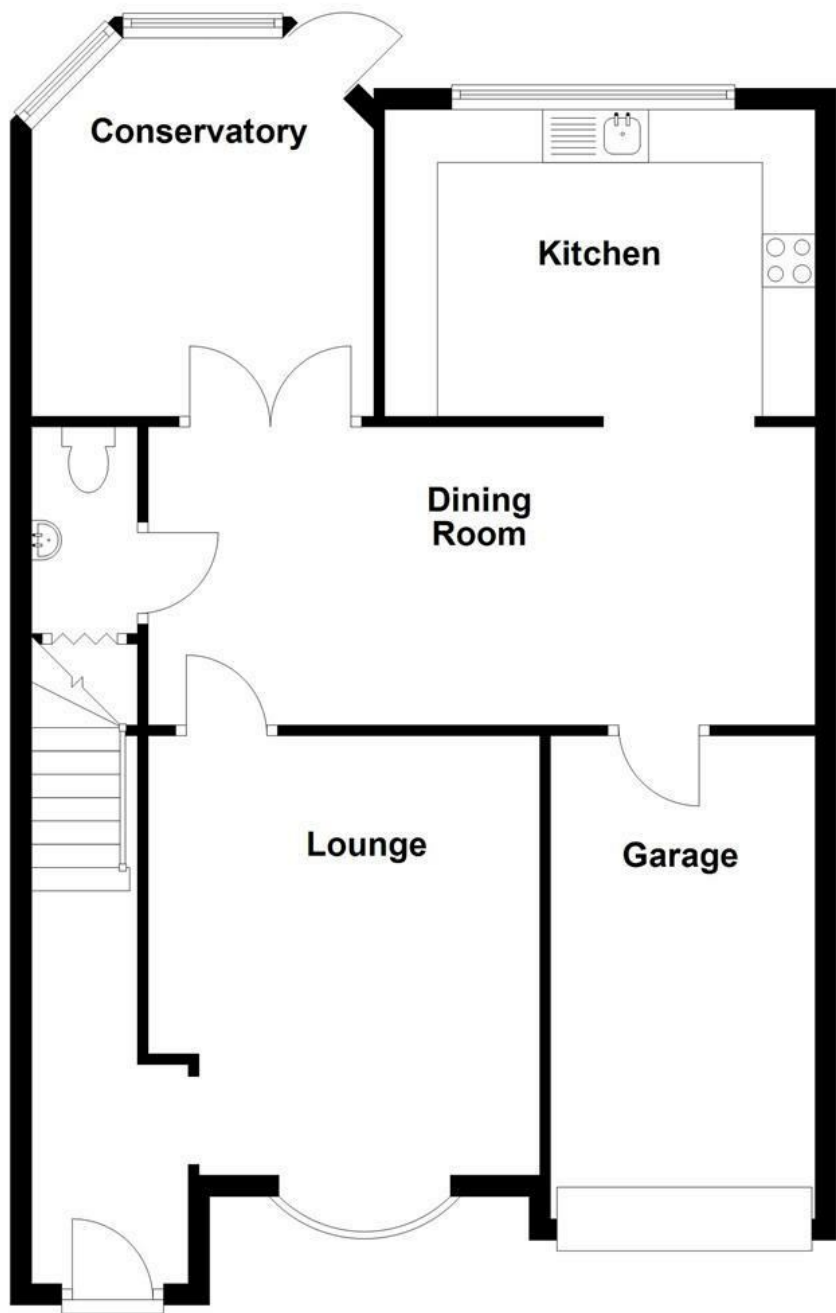
Viewings

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

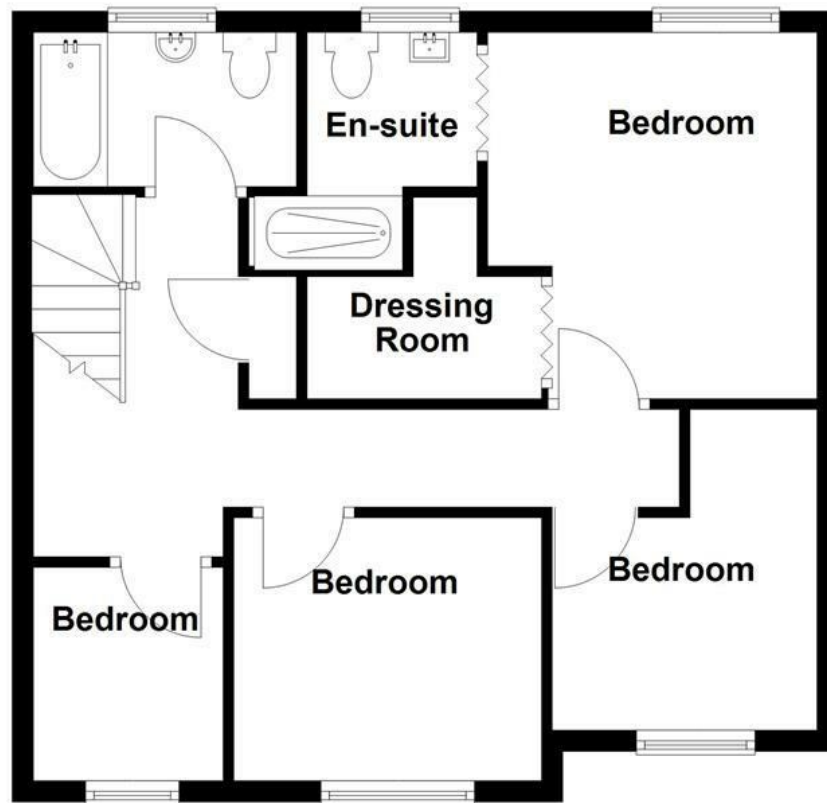
Important Notices

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.

Ground Floor



First Floor





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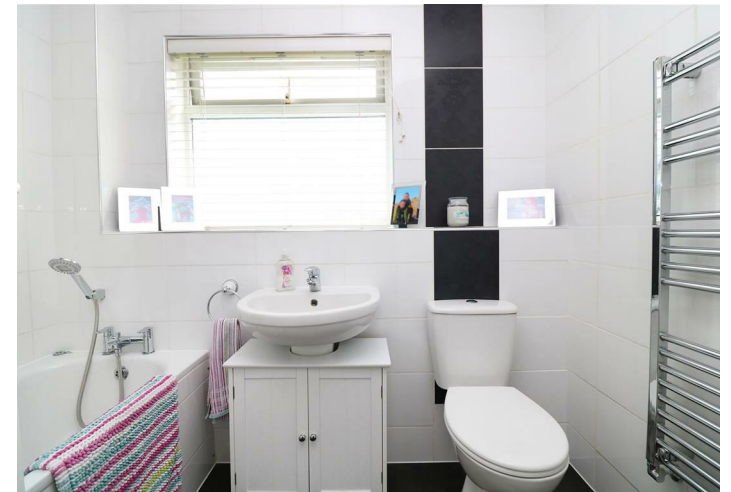
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