



The Willows, Boreham, Essex CM3 3DJ  
£400,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Located within the popular village of Boreham with it's many amenities is this link detached home. The property affords four bedrooms, bathroom, lounge, dining area and a kitchen. Externally there is a driveway, garage and rear garden. In our opinion the property requires modernisation. Energy rating D.



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 the highly regarded Lion Inn. Boreham also benefits from numerous community groups and activities for all ages.

Opened in 2025, Beaulieu Park train station is ideally located approx. 1.7 miles from the property.

**Approximate Room Sizes:**

**FIRST FLOOR**

**Bedroom One 12'8 x 8'5 (3.86m x 2.57m)**

**Bedroom Two 8'8 x 8'6 (2.64m x 2.59m)**

**Bedroom Three 11' x 5'10 (3.35m x 1.78m)**

**Bedroom Four 10'8 x 5'8 (3.25m x 1.73m)**

**Agents Note:**

While officially a four-bedroom home, the layout offers versatility. For those not requiring a fourth bedroom, there is an obvious opportunity to combine the smaller rooms.

**Bathroom 8' x 6' (2.44m x 1.83m)**

**Landing**

**GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Lounge 15'7>12'8 x 14'6 (4.75m>3.86m x 4.42m)**

**Kitchen 10'4 x 6'5 (3.15m x 1.96m)**

**Dining Room 10'5 x 7'9 (3.18m x 2.36m)**

Agents Note: It is our opinion the kitchen and dining room lend themselves to becoming one larger room (subject to any required consent etc)

**Rear Lobby**

**EXTERIOR**

**Front Garden**

Driveway leading to:

**Garage 16'6 x 8'2 (5.03m x 2.49m)**

**Rear Garden**

**Agents Notes, Money Laundering & Referrals**

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

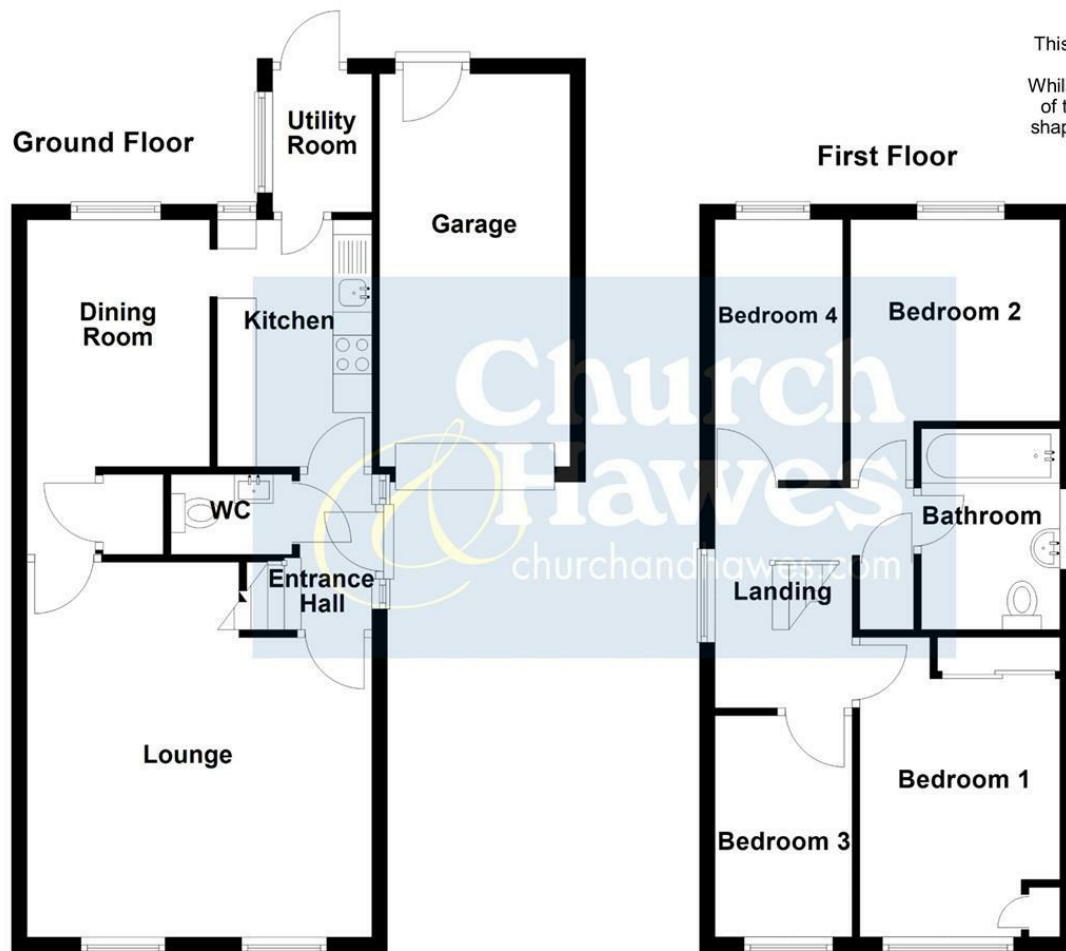
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.











**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE 85 SQ M 911 SQ FT**  
**GARAGE 13 SQ M 140 SQ FT**  
**TOTAL 98 SQ M 1051 SQ FT**

This plan is for layout guidance only and is **NOT TO SCALE**  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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