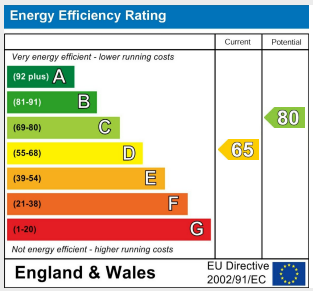
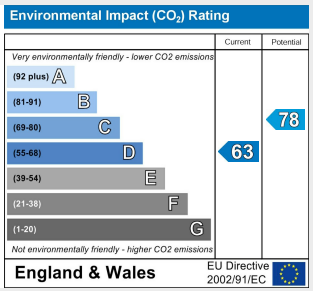


Fitzwalter Road, Boreham, Essex, CM3 3DA

Guide price £469,500

- Sought after location within short walking distance of the local Primary School
- Close to village amenities including shops, bus service and doctors
- Extended three bedroom semi detached house
- Lounge plus separate dining and sitting areas
- Re-fitted kitchen with appliances
- Good size secluded rear garden
- Driveway providing ample off street parking plus garage
- Approx 1.5 miles from the new Beaulieu Park station
- Easy access to the A12 and Chelmsford City Centre
- EPC - D





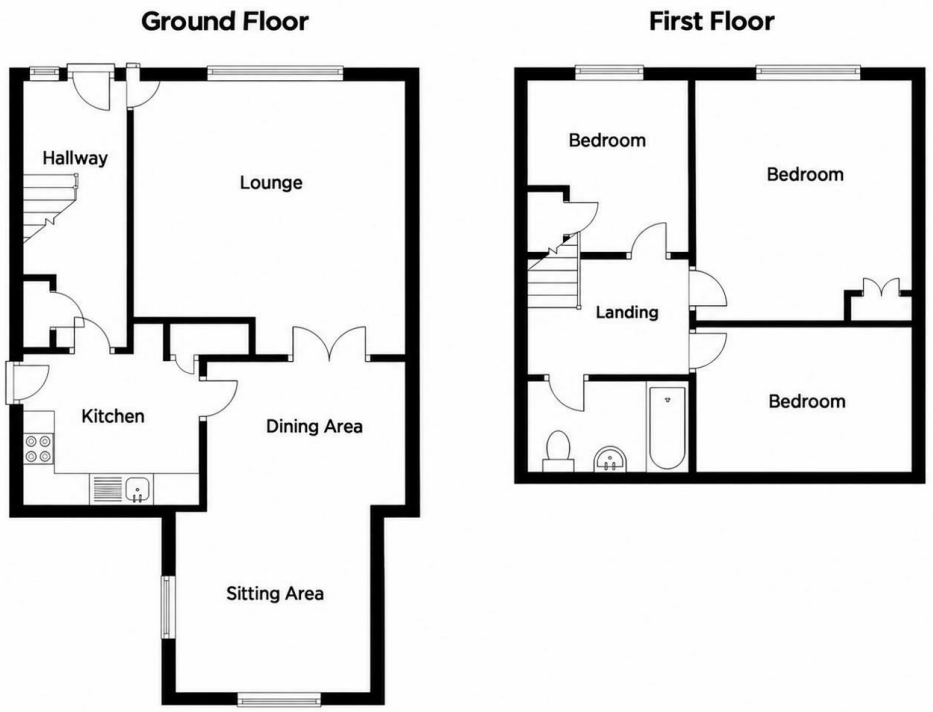
Situated in a highly sought-after location, this popular semi-detached family home enjoys a convenient position within easy walking distance of the highly regarded local primary school, recreational park, doctor's surgery, bus services, shops and a range of village amenities.

Ideal for commuters, the recently opened Beaulieu Park railway station is situated approx 1.,5 miles away, providing convenient access to wider transport connections. The property is also conveniently positioned with easy access to the A12, Hatfield Peverel and Chelmsford City Centre.

The property has been extended to the ground floor and provides well-presented, versatile accommodation throughout. The layout comprises a spacious reception hall, three reception rooms including lounge and separate dining and sitting areas, modern re-fitted kitchen with a range of integrated appliances, three bedrooms and first floor family bathroom.

The property is complemented by a well maintained good size secluded and mature rear garden. To the front, the property is set back from the road with ample off street parking leading to a garage.

VIEWING STRONGLY ADVISED TO AVOID DISAPPOINTMENT.



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 new train station at Beaulieu Park is also ideally located approx 1.5 miles from the property which provides direct links into London Liverpool Street and Colchester.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
4.16m x 3.85m (13'7" x 12'7")

Kitchen
3.23m x 2.71m (10'7" x 8'10")

Dining Area
2.82m x 2.75m (9'3" x 9'0")

Sitting Area
3.05m x 2.89m (10'0" x 9'5")

FIRST FLOOR

Bedroom One
3.88m x 3.56m (12'8" x 11'8")

Bedroom Two
3.54m x 2.71m (11'7" x 8'10")

Bedroom Three
2.96m x 2.45m max (9'8" x 8'0" max)

Bathroom

Landing

EXTERIOR

Garage

Rear Garden

Front Garden / Driveway Providing Ample 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 on 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.

















Paul Mason Associates

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The Property Ombudsman SALES

OFT Approved code

















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